

CITY OF VANCOUVER
REGULAR COUNCIL MEETING
JANUARY 23, 1973

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 23, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,

THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated January 16, 1973, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED

REPORT REFERENCE, UNFINISHED BUSINESS AND BOARD
OF ADMINISTRATION AND OTHER REPORTS

1. Welfare Rates

At the meeting on January 16th, following representations from the United Citizens' Welfare Improvement Council, Alderman Rankin moved as follows in respect of increase in welfare rates:

MOVED by Ald. Rankin,

- (a) THAT the Council, insofar as the City's portion is concerned, implement the report of the Director of Welfare and Rehabilitation, previously submitted, proposing increases in welfare rates and other benefits, as and when upgraded to the end of the year 1972;
- (b) THAT a joint committee of members of Council, members of the United Citizens' Welfare Improvement Council and of other welfare organizations be struck to proceed to Victoria to meet with the Minister of Rehabilitation and Social Improvement, at the first possible opportunity, to discuss this whole matter;
- (c) THAT all policies concerning welfare rates, rules and guidelines, before being adopted by Council, be the subject of briefs and presentations by all welfare organizations.

(deferred)

cont'd....

Regular Council, January 23, 1973 2

REPORT REFERENCE, UNFINISHED BUSINESS AND BOARD
OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Welfare Rates (cont'd)

The foregoing motions were deferred to this meeting to obtain a report explanation from the Director of Welfare and Rehabilitation and the Director of Finance.

The Director of Welfare and Rehabilitation, in addition to submitting his former report which was forwarded to the Minister of Rehabilitation and Social Improvement on February 4, 1972, submitted a report dated January 22, 1973, through the Board of Administration.

The Director of Welfare and Rehabilitation and the Director of Finance gave oral explanations and answered questions, following which it was,

MOVED by Ald. Rankin,

THAT a representative of the United Citizens' Welfare Improvement Council be permitted to make a brief representation at this time.

- CARRIED

A delegation appeared accordingly.

After debate the Council further considered the motions of Alderman Rankin set out in the foregoing proceedings.

MOVED by Ald. Hardwick,

THAT the aforementioned motions of Alderman Rankin be deferred until a statement by the Minister of Rehabilitation and Social Improvement is available, following which the motions be considered by the Standing Committee on Social Services for recommendation to Council.

- CARRIED

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION

Alderman Volrich
Alderman Bowers
Mayor Phillips
Alderman Pendakur
Alderman Massey
Alderman Gibson

AGAINST THE MOTION

Alderman Harcourt
Alderman Rankin
Alderman Marzari
Alderman Linnell
Alderman Hardwick

The motion of Alderman Hardwick was declared CARRIED

(Earlier in the debate it was advised the Minister of Rehabilitation and Social Improvement will be making a statement in the House shortly on welfare matters.)

MOVED by Ald. Linnell,

THAT the Boyd report forwarded to the Minister of Rehabilitation and Social Improvement, under cover of letter dated February 4, 1972, in respect of increase in social allowance rates, be adopted in principle as updated to the present, and a Council delegation proceed to Victoria in support therefor.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur, in Amendment,

THAT the following words be included in the motion of Alderman Linnell:

'and it be stated that the City of Vancouver intends to implement this Boyd report'.

- LOST

cont'd....

Regular Council, January 23, 1973 3

REPORT REFERENCE, UNFINISHED BUSINESS AND BOARD
OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Welfare Rates (cont'd)

The motion of Alderman Linnell was put. A recorded vote was requested and the record, therefore, is as follows:

FOR THE MOTION

AGAINST THE MOTION

Mayor Phillips
Alderman Rankin
Alderman Bowers
Alderman Volrich
Alderman Harcourt
Alderman Pendakur
Alderman Linnell
Alderman Hardwick
Alderman Gibson
Alderman Massey
Alderman Marzari

NIL

The motion was declared CARRIED UNANIMOUSLY.

A. Board of Administration
GENERAL REPORT, January 19, 1973

WORKS AND UTILITY MATTERS

Control of Building Contrators
Operations on City Street (Clause 1)

The Council considered details contained in this clause and obtained a report explanation from the Deputy City Engineer, following which it was,

MOVED by Ald. Rankin,

THAT this clause of the Board of Administration report (Works and Utility matters), dated January 19, 1973, be adopted.

- CARRIED

2. Local Initiatives Project:
Communications Centre - Planning and Social Services

At the last meeting, the matter of Project No. 1172, Communications Centre, proposed in a Local Initiatives Program 1972-1973, and relating to certain planning and social services, was deferred to the Standing Committee on Finance and Administration along with certain other projects. However, to expedite the matter, Alderman Bowers requested the Communications Centre item be considered at this time. Therefore, after due consideration it was,

MOVED by Ald. Bowers,

THAT Project No. 1172, Communications Centre under the Local Initiatives Program 1972-1973, details of which are set out in Board of Administration report of January 15, 1973, be approved; the City's share being \$5,192.00.

- CARRIED

3. Cultural Advisory Committee

At the meeting on January 16th, the Mayor submitted a communication proposing the setting up of a Cultural Advisory Committee. In the letter Terms of Reference are proposed as follows:

cont'd...

Regular Council, January 23, 1973 4

UNFINISHED BUSINESS AND BOARD OF ADMINIS-
TRATION AND OTHER REPORTS (cont'd)

Cultural Advisory Committee
continued:

"The Cultural Advisory Committee shall be responsible for recommending to Council policies with respect to the organization and financing of the arts that will:

1. Review all applications for cultural grants and advise Council on the results of such reviews;
2. Establish and recommend cultural goals for the City of Vancouver so as to:
 - a. Make the arts available to as large a portion of the public as possible;
 - b. Encourage co-ordination of artistic activities in the City and area;
 - c. Permit co-operative long term cultural planning by the City and the various cultural organizations."

After due consideration it was,

MOVED by Ald. Volrich,

THAT the Term of Reference 1. be rephrased to read as follows:

"Review all applications for cultural grants within guidelines to be indicated by the Council or the Standing Committee on Finance and Administration"

- CARRIED

MOVED by Ald. Linnell,

THAT an Item 3. in the Terms of Reference be added, as follows:

"The membership of the Committee shall be as comprehensive as possible to include all segments of the City.

- CARRIED

MOVED by Ald. Linnell,

THAT the establishment of a Cultural Advisory Committee be approved, with Terms of Reference as proposed by the Mayor and set out above, as amended by the actions of Council this day.

- CARRIED

At this point a short recess was observed, following which the Council then continued with the following business.

UNFINISHED BUSINESS (cont'd)

4. 8550 Victoria Drive: Development Permit
Application - Shipyard for Rivtow Straits Ltd.

It was agreed to defer consideration of this matter pending the hearing of delegations later this day.

(see pages 16 to 20)

Regular Council, January 23, 1973 5

COMMUNICATIONS OR PETITIONS

1. Information Booth:
Staffing

The following report dated January 19, 1973, was submitted by the Executive Assistant to the Mayor:

" The City Council at its meeting of January 9th, 1973, authorized the establishment of an Information Booth in the City Hall and resolved that the matter of staffing of the Booth be referred to the Mayor's Office.

I wish to report that meetings have been held with Alderman Massey and various related departments in respect of this matter and it is accordingly recommended that two positions be established and that the City Clerk be responsible for the operation and staff required, effective upon adoption of this report.

The duties of the positions will include:

- (i) reception of public visiting City Hall and dispensing information
- (ii) answering enquiries received by telephone
- (iii) distributing pamphlets concerning agendas, meeting dates of Council, Committees and Public Hearings and other appropriate information
- (iv) issuing on a sales basis: maps, reports and other items prepared by various departments of the city
- (v) typing and other clerical duties as required.

The Director of Personnel Services has reviewed the duties of these positions and recommends adoption of Classification No. 010, "Information Clerk", Pay Grade 11 (\$503-605). A copy of the class specification is attached.

This classification has been discussed with the Business Manager of the Municipal and Regional Employees' Union who is in agreement and has raised no objection to the waiving of the usual requirement affording the Union reasonable opportunity to consider and make representation to Council.

The estimated cost of these two positions for the balance of 1973, and the initial cost of furnishing, equipment and other expenses is:

Salaries including Fringe Benefits	
(mid range)	\$14,000.00
Electric typewriter	650.00
Chairs (2)	150.00
Miscellaneous, including stationery	1,200.00
	<u>\$16,000.00</u>

It is further recommended that the necessary funds be included in the budget of the City Clerk's Department and that expenditures required be approved in advance of the 1973 Budget.

cont'd...

Regular Council, January 23, 1973 6

COMMUNICATIONS OR PETITIONS (cont'd)

Information Booth:
Staffing (cont'd)

MOVED by Ald. Hardwick,
THAT the foregoing report be approved.

- CARRIED

2. Public Information Procedures

A letter, dated January 15, 1973, was received from the Vancouver City Planning Commission forwarding a resolution recommending the establishment of information procedures for issuing regular weekly news releases on matters of public interest.

MOVED by Ald. Hardwick,
THAT this letter be referred to the City Clerk for consideration in connection with the information service to be established.

- CARRIED

3. Shannon Estate

MOVED by Ald. Rankin,
THAT the following communications, expressing views in regard to change of the zoning of the Shannon Estate area to RS-1, be received for information:

- (1) Committee of Community Arts
Council of Vancouver
- (2) Chairman, "L.i.f.e." group
- (3) Citizens Council on Civic Development

- CARRIED

4. Temporary Help re Realty Court of Revision

The Deputy City Clerk, under date of January 22, 1973, reported as follows:

"For the past two years it has been necessary to employ temporary help to provide secretarial service to the Realty Court of Revision which commences sittings on January 29th, in the City Hall.

The workload of the City Clerk's office is such that we are unable to provide this service from our regular staffs.

It is requested, therefore, that authority be given to employ temporary help for approximately 20 working days to assist the Court of Revision, and other duties, at an estimated cost of \$700.00. which is based on a Clerk III classification for the work as made by the Personnel Department in 1972.

It is also requested the necessary funds be approved in advance of the Department's 1973 budget."

MOVED by Ald. Linnell,
THAT the foregoing request of the Deputy City Clerk be approved and authority granted accordingly.

- CARRIED

Regular Council, January 23, 1973 7

COMMUNICATIONS OR PETITIONS (cont'd)

5. Development Permit Application:
Columbia Containers Limited (Wall Street)

A communication was received from the Vancouver East New Democratic Party requesting any decision respecting the development permit for Columbia Containers Limited (Commissioner St.) on the site of the proposed waterfront park for the east end, be deferred pending a public meeting.

MOVED by Ald. Rankin,

THAT this communication be deferred for consideration later this day when the subject matter is again discussed. (see page 20)

- CARRIED

6. B.C. Telephone Air Space Development
Block 42

The following communication, dated January 23, 1973, was received from Pacific Centre Limited:

"We refer to our recent discussions with you relating to our concern as to the willingness of the City, as Lessor of Block 42, to join in the creation of the proposed air space subdivision in which the B.C. Telephone Building is to be constructed by B.C. Telephone Company. We are also concerned with the administrative problems which City officials will encounter in connection with that air space subdivision.

We understand that the City is concerned that construction delays in completing the Eaton Department Store, brought about through construction industry labour unrest, has resulted in a lower level of revenue from the parking operations on Block 52. We have given careful consideration to the representations which you and other members of Council have made in this regard. We confirm that provided;

- (a) B.C. Telephone Company has executed and delivered to Pacific Centre Limited a definitive Letter of Intent to lease the air space parcel;
- (b) City by-laws will permit the construction of the B.C. Telephone Company Building in the air space subdivision in the manner contemplated; and
- (c) the City, as Owner of Block 42, executes the documents necessary in order to effect the air space subdivision of Block 42 in the manner required to accommodate the B.C. Telephone Company Building and will furnish such other documents as are necessary under the Development Agreement between Pacific Centre Limited and the City to enable the air space development to proceed;

Pacific Centre Limited will;

- (a) pay to the City of Vancouver the sum of \$200,000 being the approximate amount of the rent paid by the City to Pacific Centre Limited during the six month period during which occupancy by Eaton's of its Department Store was delayed because of construction industry labour unrest;
- (b) undertake to exercise its option to purchase Block 42 under the Block 42 Ground Lease within three months after the B.C. Telephone Company Building is, in fact, substantially completed or June 30, 1982, whichever is the latest.

cont'd....

Regular Council, January 23, 1973 8

COMMUNICATIONS OR PETITIONS (cont'd)

B.C. Telephone Air Space Development
Block 42 (cont'd)

If the foregoing satisfactorily sets out the matters which we have discussed, we believe that the matter should now be dealt with by an appropriate resolution of Council indicating these arrangements are appropriate and directing the various administration officials forthwith to proceed to identify and resolve any administrative or by-law problems which will have to be solved in order to permit the air space subdivision and the construction of the building to go forward. Such a resolution of Council is necessary before we can resume our negotiations to settle the definitive Letter of Intent between ourselves and B.C. Telephone Company referred to above."

MOVED by Ald. Volrich,

WHEREAS Pacific Centre Limited encountered construction delays in completing the Eaton Department Store because of construction industry delays, so that Eaton's were unable to begin operations as expected on August 17, 1972, and instead will now be commencing business February 8, 1973;

AND WHEREAS this delay has resulted in substantially smaller revenue to the City from parking operations in Block 52 during that period while the City has, in the meantime, paid to Pacific Centre Limited by way of rent approximately \$200,000 under the Block 52 Parking Lease;

AND WHEREAS Pacific Centre Limited has indicated its willingness to rebate this sum of \$200,000 and to agree to exercise its option by June 30, 1982 or when the B.C. Telephone Company building in Block 42 is completed, whichever is the latest when it is in a position to complete the air space subdivision for the B.C. Telephone Building on Block 42, has other necessary assurances that construction of the B.C. Telephone Building can proceed, and when B.C. Telephone Company has executed and delivered to Pacific Centre an agreement to lease the air space;

BE IT RESOLVED that the City consent to subdivide an air space parcel in Block 42 in which the head office building for B.C. Telephone Company is to be constructed by B.C. Telephone Company only when Pacific Centre Limited:

- (a) rebates to the City the sum of \$200,000 being the rent for approximately the period August 17, 1972 to February 8, 1973 under the Block 52 Parking Lease; and
- (b) executes and delivers to the City its agreement to exercise its option to purchase Block 42 under the Ground Lease of Block 42 within three months after the B.C. Telephone Company Building is, in fact, commenced or June 30, 1982, whichever is the latest.

AND BE IT FURTHER RESOLVED that the Board of Administration be directed to co-ordinate the activities of the City Department in considering and resolving all problems associated with the proposed air space subdivision and to report to Council from time to time as to their progress in solving these problems.

- CARRIED

Regular Council, January 23, 1973 9

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

A. Board of Administration
GENERAL REPORT, January 19, 1973
continued

WORKS AND UTILITY MATTERS (cont'd)

MOVED by Ald. Linnell,
THAT Clauses 2 and 3 of this report be adopted.

- CARRIED

(For Council action regarding Clause 1 of the report
see page 3)

SOCIAL SERVICE AND HEALTH MATTERS

Condition of Grand Hotel
24 Water Street (Clause 1)

In connection with this clause it was,

MOVED by Ald. Rankin,
THAT WHEREAS City Council, sitting as the Local Board of Health, is satisfied upon due examination by its officers, that the building known as the Grand Hotel, 24 Water Street, and legally described as Lot 3 except Parcel "A" (Reference Plan 1427) and except the west 12 inches, Block 2, Old Granville Townsite, Plan 168, in the City of Vancouver, is occupied as a dwelling-place and has become, by reason of want of cleanliness, inadequate ventilation, heating and plumbing, unfit for such purpose:

THEREFORE pursuant to section 12 of the Sanitary Regulations made pursuant to the Health Act of the Province of British Columbia, Notice is hereby given that all occupants shall quit the premises within 48 hours of the service of this Notice, and the premises shall thereupon be closed up and the same shall not again be occupied as a dwelling-place until put into proper sanitary condition;

AND FURTHER TAKE NOTICE that if you neglect or refuse to comply with the terms of this Notice, you shall be liable to the penalties imposed under the Health Act and you may be forcibly removed from the said building.

- CARRIED

MOVED by Ald. Rankin,
THAT the Mayor be directed to make all the necessary arrangements through the appropriate officials, such as the Medical Health Officer and the Chief Constable, to provide for the re-settlement of the tenants as necessary, i.e. new quarters, transportation where necessary, advance of some rental, etc.

- CARRIED

Dictating Equipment (Clause 2)

MOVED by Ald. Hardwick,
THAT this clause of the report be adopted.

- CARRIED

BUILDING AND PLANNING MATTERS

Rezoning: E/S Clarendon Street (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Regular Council, January 23, 1973 10

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

BUILDING AND PLANNING MATTERS (cont'd)

Construction of the Existing Gasoline
Station at 4933 Victoria Drive (Clause 2)

MOVED by Ald. Hardwick,
THAT this clause of the report be adopted.

- CARRIED

LICENSES AND CLAIMS MATTERS

MOVED by Ald. Bowers,
THAT Clause 1 of this report be adopted and Clause 2 received
for information.

- CARRIED

FIRE AND TRAFFIC MATTERS

Sale of Surplus Fire Truck:
Shop #61 (Clause 1)

After considering this clause and noting there was a delegation
request from the 108 Volunteer Fire Department, 100 Mile House, B.C.,
it was,

MOVED by Ald. Rankin,
THAT the group be advised it is Council's policy to auction
this surplus fire truck, Shop #61; however, if the group still
wishes to appear, arrangements will be made for their delegation
accordingly.

- CARRIED

Request to Operate Bandwagon (Clause 2)

After considering the request in this clause to operate a
bandwagon on City streets, it was,

MOVED by Ald. Bowers,
THAT approval be given to the request, subject to the
conditions contained in the clause.

(not put)

MOVED by Ald. Rankin, in Amendment,
THAT approval be given to the request for a period of one
month only, based on the other conditions contained in the report
except that after one month a report will be submitted to Council
for further approval.

- CARRIED

The amendment having carried, the motion was not put.

FINANCE MATTERS

Charter Amendments (Clause 1)

After considering the proposal in this clause to seek to
introduce Charter Amendments respecting sale of City streets which
have been closed and stopped up, the details of which are set out
in the clause, it was,

MOVED by Ald. Harcourt,
THAT the recommendation of the Corporation Counsel, as follows,
be approved:

"I recommend that I be authorized to seek the leave of
the Private Bills Committee to introduce these pro-
posed amendments at the same time as the balance of
the Charter Amendments are considered".

- CARRIED

Regular Council, January 23, 1973 11

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FINANCE MATTERS (cont'd)

Staffing Requirements:
Fraserview Branch Library (Clause 2)

Staff Requirements: Acquisitions
Division, Vancouver Public Library (Clause 3)

At the request of the Board of Administration, the Council granted permission to withdraw Clauses 2 and 3 of the report on Finance matters.

Balance of Finance Matters

MOVED by Ald. Linnell,
THAT Clauses 4 and 5 of the report of the Board of Administration (Finance matters), be adopted.

- CARRIED

B. PERSONNEL MATTERS,
Regular Report, January 12, 1973

Temporary Clerk II Position: One Year,
Records Section, Personnel Services Department

MOVED by Ald. Linnell,
THAT this report of the Board of Administration be adopted.

- CARRIED

C. PERSONNEL MATTERS,
Supplementary Report,
January 19, 1973

Attendance at Police Conference:
Montebello, Quebec
D.H. Mead, Systems Analyst

MOVED by Ald. Linnell,
THAT this report of the Board of Administration be adopted.

- CARRIED

D. PROPERTY MATTERS
January 19, 1973

Lease Revision: Situated South of 3rd Avenue,
West of Granville Street (Clause 5)

In respect of this clause it was noted the Supervisor of Property and Insurance recommended as follows:

"that the current lease of Lot C be surrendered, and a new lease entered into for Lot C, Block 240, D.L. 526, in the name of Amy M. Meikle and Adelaide Black, 4586 Elm Street, Vancouver, B.C. subject to the foregoing terms and conditions, and documents of surrender to the satisfaction of Corporation Counsel".

MOVED by Ald. Linnell,
THAT the foregoing recommendation contained in the clause be approved.

- CARRIED

Balance of Property Matters

MOVED by Ald. Linnell,
THAT Clauses 1 to 4 inclusive and Clause 6 of this report be adopted.

- CARRIED

Regular Council, January 23, 1973 12

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Application for Rental of City Premises:
240 Northern Street
B.C. Table Tennis Association

It was agreed to defer consideration of this matter pending the hearing of delegations later in the day. (see pages 14 to 16)

F. Report of Standing Committee on
Social Services

MOVED by Ald. Rankin,

THAT the report of the Standing Committee on Social Services, dated January 11, 1973, be received for information.

- CARRIED

G. Report of Special Committee re
Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases submitted the following report dated January 12, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Erika Klein (owner), 504 East 47th Avenue
 Mrs. Carmela Ciotti (tenant), 2320 Dundas Street
 Mrs. J.P. Shore (tenant), 280 East 61st Avenue
 Mrs. Marie Meents (tenant), 1048 Lakewood Drive
 Mr. Howard Michael Hotzon (tenant), 3164 West 6th Avenue
 Miss Donna Waller (tenant), 5995 Inverness Street
 Mr. Giuseppe Freda (owner), 2503 Franklin Street
 Mrs. Barbara Reardon (tenant), 2232 Wall Street
 Mrs. Ellen C. Letalien (tenant), #7-6128 Chester Street
 Mrs. Dora Schade (tenant), 1168 Pendrell Street
 Mrs. Jessie McCulloch (tenant), 2834 West 41st Avenue
 Mr. and Mrs. Dayaman Dran Reddy (tenants), 687 West 71st Avenue
 Mohan Singh Riar (tenant), 852 East 63rd Avenue
 Mr. and Mrs. Edward Hink (owners), 6408 Vivian Street

- (b) the following applications be approved for one year from the date of this Resolution:

Mrs. Lorenza Schietroma (owner), 560 East 26th Avenue
 Jane Elspeth Dixon (tenant), 4033 West 11th Avenue
 Meredyth Ann Savage (tenant), 3773 West 18th Avenue
 Mr. Dave Cunliffe (tenant), 2891 West 29th Avenue
 Mr. Bill Sayer (tenant), 2891 West 29th Avenue
 Mr. E.K. Baker (tenant), 2891 West 29th Avenue

- (c) the following applications be approved for six months from the date of this Resolution:

Mr. Christos Kyriakopoulos (owner), 74 West 21st Avenue
 Miss Elizabeth Edwards (tenant), 2161 West 6th Avenue

- (d) the following applications be not approved:

Mr. Peter N. Ogloff (owner), 4356 Skcena Street
 Avtar Singh Sihota & Rajinder Sihota (owners), 7049 Argyle Street
 Satnam Singh Sihota (owner), 1792 East 30th Avenue
 Bhupinder Singh Kang (owner), 547 East 16th Avenue
 Mr. Jim Mesotopitis (owner), 3675 Highbury Street

cont'd....

Regular Council, January 23, 1973 13

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
Illegal Suites (cont'd)

- (e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,

THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, and containing clauses (a) to (e) be approved.

- CARRIED

H. Report on Finance and Administration
Matters, dated January 11, 1973

MOVED by Ald. Bowers,

THAT the report of Alderman Bowers and Alderman Volrich on Finance and Administration matters, dated January 11, 1973, dealing particularly with 1973 City budget preparation and procedures and deadlines in connection therewith, be approved.

- CARRIED

I. Indian Students: Civic Dinner
and Tour Request

The Board of Administration, under date of January 22, 1973, reported as follows:

'The City Clerk reports as follows:

"A letter has been received from Lower Post Student Residence of Lower Post, B.C., requesting that the City provide tickets to the Planetarium, Museum and Aquarium. The organization is also requesting the City host a dinner for the group of twenty (20) Indian boys.

A similar request was received from the group last year and Council passed the following motion:

'THAT arrangements be made for tickets for this group to visit the Museums, Planetarium and Aquarium.'

No approval was given by the City, however, for a dinner as indicated in the letter.

There is no policy on such requests but rather each request of this type is considered on its own merit, although it has been the practice to grant complimentary tickets to civic facilities to requests such as this and sports-oriented groups."

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.'

MOVED by Ald. Linnell,

THAT this group be granted ticket privileges for the usual Civic facilities.

- CARRIED

The Council recessed at approximately 5:00 p.m. to reconvene 'In Camera' in the Mayor's Office, and to reconvene thereafter in the evening following a Public Hearing.

Regular Council, January 23, 1973 14

The Council reconvened in open session in the Council Chamber, following a Public Hearing, at approximately 8:00 p.m., still in Committee of the Whole, Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips,
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

DELEGATIONS AND BOARD OF ADMINISTRATION AND
OTHER REPORTS (cont'd.)

E. Application for Rental of City Premises:
240 Northern Street
B.C. Table Tennis Association

The Board of Administration, under date of January 19, 1973, submitted the following report:

' A copy of a letter addressed to His Worship the Mayor and Members of City Council, has been forwarded to the Supervisor of Property & Insurance for report.

"The subject premises are located within the City-owned Terminal and Main Street, False Creek Industrial Complex in an area zoned M-2, Heavy Industrial.

In accordance with Council's instructions, all leases entered into in this area bounded by Main Street, Station Street, Terminal Avenue and Industrial Avenue are to have a common termination date of December 31, 1988.

Buildings known as 240 and 260 Northern Street were originally constructed by Buckerfield's Ltd. on land leased from the City, and reverted to the City June 11th, 1969, on expiry of the lease. Both buildings have been vacant since March 24th, 1971.

240 Northern Street was constructed about 1906 and 260 Northern Street was constructed as an addition in 1960. 240 Northern Street is a two-storey frame warehouse with a gross floor area of approximately 7,700 sq. ft. on each floor. The lower floor has wood flooring at dock loading height and a 16-foot ceiling height. The second floor has a ceiling height of approximately 10 ft. Both floors have spans of about 12 ft. between the posts. Heating is provided to the second floor only. The second floor contains one washroom and the electrical service panel for the industrial wiring. These facilities presently serve both buildings.

260 Northern Street is a two-storey concrete block and frame warehouse, having 5,028 sq. ft. on each floor. The lower floor has a concrete slab floor, approximately 20 ft. ceiling height and 10 ft. spans between posts. The second floor is of wood construction and has approximately 10 ft. ceiling height. The second floor only is heated.

Access to both second floors is by wooden stairs. The only provision for moving material to the second floor is a narrow conveyor belt installed in 240 Northern Street.

There is provision for 2 loading bays in the North end of 260 Northern Street, and sufficient area for 5 parking spaces at the South end.

There is no provision for loading or parking for 240 Northern Street if occupied as a separate building.

Both buildings were constructed by Buckerfield's Ltd. for special use as one operation for storage of seed and grain. They were operated in conjunction with a third building on Terminal Avenue which contained the offices, counter sales, and further storage areas.

cont'd....

Regular Council, January 23, 1973 15

DELEGATIONS AND BOARD OF ADMINISTRATION
AND OTHER REPORTS (cont'd)

Application for Rental of City Premises:
B.C. Table Tennis Association (cont'd)

Numerous enquiries have been received, but due to the peculiarities of the buildings, none of the enquiring parties to date have found the premises suitable.

At the present time, two parties, in addition to the Table Tennis League, have advised they intend to submit proposals which, if satisfactory, would involve the two floors of 240 Northern Street and the lower floor of 260 Northern Street, and perhaps at a later date, the second floor of 260 Northern Street.

To adapt the buildings for multiple occupancy would require:-

- (a) Enclosed stairwells from each second floor for fire exits;
- (b) Installation of heating systems to each main floor;
- (c) Separation of gas supply lines and electrical services to each rental area;
- (d) Installation of separate plumbing facilities to each rental area;
- (e) Provision of loading facilities to each second floor area;
- (f) Closing of access between the two buildings;
- (g) Some deferred maintenance to both buildings;
- (h) Approval of occupancies under the building, fire and zoning by-laws, including relaxation of parking requirements.

The cost of the above items would vary according to the requirements of the tenants, but it is estimated to be in the realm of \$16,000.00 - \$18,000.00.

Anticipated Market Rentals after Renovation:

240 Northern Street:

Main Floor	-	7,700 sq. ft. @ \$1.10 =	\$8,470.00 per annum.
Second Floor	-	7,700 sq. ft. @ \$.65 =	<u>\$5,005.00 per annum</u>
Total			<u>\$13,475.00</u>

260 Northern Street:

Main Floor	-	5,028 sq. ft. @ \$1.10 =	\$ 5,530.00 per annum
Second Floor	-	5,028 sq. ft. @ \$.65 =	<u>\$ 3,268.00 per annum</u>
Total			<u>\$ 8,798.00</u>

Combined Gross Rent per annum: \$22,273.00

Less:

Taxes:	\$ 2,400.00	
Maintenance:	\$ 2,500.00	
Management:	<u>\$ 1,100.00</u>	<u>\$ 6,000.00</u>
NET RENTAL:		<u>\$16,273.00</u>

cont'd....

Regular Council, January 23, 1973 16

DELEGATIONS AND BOARD OF ADMINISTRATION
AND OTHER REPORTS (cont'd)

Application for Rental of City Premises:
B.C. Table Tennis Association (cont'd)

The Table Tennis League have in their submission to Council requested the use of the second floor of 240 Northern Street, and have advised they would be able to pay a rental of \$125.00 per month, plus lighting and heat. This rental of \$1,500.00 per annum, if it is accepted and approved under the various by-laws, would represent an annual grant or subsidy of \$3,505.00 and would necessitate the City carrying out nearly all the above-noted alterations to the premises even though the other leases may not commence at this time.

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for CONSIDERATION.

In this regard delegations were heard from the B.C. Table Tennis Association in support of the request, and a brief was filed.

MOVED by Ald. Volrich,

THAT approval be given to the B.C. Table Tennis Association request to rent the second floor of City premises at 240 Northern Street for the rental of \$125.00 per month, plus lighting and heating, subject to the following:

- (a) the Association undertake the necessary improvements and alterations for the occupancy of the premises for the requested use
- (b) the Association provide adequate insurance and liability coverage
- (c) the Association ensure the carrying out of a public participation program as part of its activities
- (d) the Association provide an audited financial statement
- (e) the tenancy be on a month-to-month basis
- (f) any other matters relating to this rental be subject to the approval of the Supervisor of Property and Insurance

(deferred)

MOVED by Ald. Linnell,

THAT the foregoing motion of Alderman Volrich be deferred for three months and the Supervisor of Property and Insurance report back after further consultation with prospective renters and the B.C. Table Tennis Association in respect of rental of the buildings.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Application
8550 Victoria Drive:
Shipyard for Rivtow Straits Ltd.

The Board of Administration, under date of December 13, 1972, submitted the following report:

'The Corporation Counsel and the Director of Planning and Civic Development report as follows:

"BACKGROUND

Council, on September 6th, 1972, considered a report on the above matter. The report explained that during the Civic strike, Rivtow Straits Ltd. erected two buildings without prior approval of a development permit (applied for on April 26th, 1972) on a site

cont'd....

Regular Council, January 23, 1973 17

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Application
8550 Victoria Drive:
Shipyard for Rivtow Straits Ltd. (cont'd)

zoned M-2 Industrial, located on the east side of Victoria Drive south of Kent Avenue South. Shipbuilding was started on this site and on the abutting Victoria Drive street end, which is leased from the City. A plan showing development on the site to date is attached as Appendix A.

The report noted that shipbuilding is an outright use in an M-2 Industrial zone and that normally a development permit would be issued without special review by the Director of Planning and Civic Development or the Technical Planning Board. However, the location of two principal buildings on the same site, (indicated with asterisks in Appendix A), as applied for in this case, does require the Director's approval.

The report described a petition signed by fourteen local property owners, dated June 30th, 1972, and sent to the Director of Planning and Civic Development. (See Appendix B). The property owners objected to a development of this type taking place adjacent to a residential area and complained more specifically about noise, unsightliness and lack of provision for parking.

After considering the report, Council resolved:

'THAT the Director of Planning and Civic Development be authorized to initiate discussions with Rivtow Straits Ltd. and the affected residents and owners;

FURTHER THAT the Corporation Counsel be requested to look into the question of the noise involved and to what degree the City's bylaws can control use of machinery and other type of equipment on the site.'

MEETING WITH RESIDENTS

On October 10th, 1972 the Director of Planning and other City officials met with local residents. The residents had sent a petition on October 8th protesting the lack of action on the matter (see Appendix C). This petition was discussed at the meeting and the residents expressed the opinion that the City should either move the shipyard or buy out the neighbouring property owners.

City staff explained that a shipyard operation is a legal use in an M-2 zone and that, since 1960, a City objective has been the development of lands between Southeast Marine Drive and the Fraser River for industrial purposes. In order to realize this objective the City has been attempting to consolidate sites in M-1, M-2 and CD-1 zones for industrial uses.

It had been the intention that the only two major residential pockets in this industrial area, including the one bounded by Marine, Duff, Argyle and Kent Avenue North, would eventually be redeveloped for industrial uses. One portion of the residential, between Victoria and Argyle, was zoned CD-1 but was zoned back to RS-1 to protect residential uses at the request of local residents. A map showing existing zoning in the area is attached as Appendix D.

Residents were told at the meeting that redevelopment of residential lands for industrial purposes is now not considered practical because:

1. Land prices have risen to the point where consolidation is not practical.
2. Redevelopment would result in the displacement of approximately 60 families.

A new plan was presented to the residents. This plan resulted from a City staff proposal to Rivtow for an alternative, more desirable scheme. The plan is attached as Appendix E and shows shipbuilding operations relocated off Victoria Drive to the east behind existing buildings, a landscaped strip at the Kent Avenue South end of Victoria Drive and adequate off-street parking.

cont'd....

Regular Council, January 23, 1973 18

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Application
8550 Victoria Drive:
Shipyard for Rivtow Straits Ltd. (cont'd)

The residents agreed that the plan was an improvement but that it was essential to move the propeller shop, which generates a great deal of noise, back from the street. The residents complained about noise during the late evening and early morning and they were informed that the Bylaw prohibits the making of unusual noises after 8 p.m. and before 7 a.m. It was pointed out to the residents that one approach they could take to the noise problem would be to lay an information and complaint and seek enforcement of the City's Noise Abatement Bylaw.

The outcome of the meeting was agreement on the following actions:

1. The Director of Planning and Civic Development would temporarily hold the letter and petition from the residents.
2. The Director of Planning and Civic Development would pass on the views of the residents about the propeller shop to the shipyard owner with a request that the owner develop a third alternative plan which would relocate the propeller shop and augment landscaping.
3. The residents would investigate the question of noise and legal charges that might be laid.
4. The Director of Planning and Civic Development would report the matter to Council as soon as possible.

SUBSEQUENT ACTION

On October 18, 1972 the Director of Planning and Civic Development wrote to Rivtow Straits Ltd. explaining the residents' position and requesting that a new plan be formulated showing the propeller shop relocated back from Victoria Drive.

On November 7th, Rivtow Straits replied, stating that they were "most reluctant to consider relocation of the propeller shop building." (See Appendix F) The letter stated that a firm of acoustical engineers had been engaged to study the noise problem, that some changes had already been made as a result of the firm's recommendations and that more work was anticipated after further study. It also stated that a chain link fence and landscaping were being proceeded with and that Rivtow would be pleased to follow any suggestions of the Planning Department re landscaping. Since there was no further alternative to lay before the residents, it was decided to report the situation to Council.

CONCLUSION

The Rivtow Straits' error in proceeding without a development permit was an offence on this account only. The use was outright and permissible under the M-2 District Schedule. Therefore both the industrial and nearby residential uses are legal uses in existing zones.

Short of removing either one of these uses, there is no ideal solution to the problem of incompatibility between the two. Rezoning the industrial lands to residential would merely render the industrial uses nonconforming but still existing. Rezoning the residential to industrial would also be ineffective. The cost of assembling land with residential improvements for industrial sites would be more than private industrial concerns would be willing to pay; and if it were feasible to assemble lands, there would likely be a period of many years when residential uses would remain among newer industrial uses in a less than satisfactory environment.

It is the opinion of the Director of Planning that the policy to continue the industrial zone along the Fraser River is correct and that the best course of action is to insist on a compatible and feasible development proposal for Rivtow Straits Ltd. and to adopt a long-range program to ensure that any further development or redevelopment of the residential lands is such as to minimize incompatibility with industrial uses.

A long-range program could be as follows.

Regular Council, January 23, 1973 19

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Application
8550 Victoria Drive:
Shipyard for Rivtow Straits Ltd. (cont'd)

The City could provide a landscaped buffer along the north side of Kent Avenue North and attempt to orient lots created in the subdivision of City-owned lands in the residential pocket away from the industrial uses. In addition, study by the Engineering Department might indicate that it would be possible to close off roads and otherwise alter the traffic circulation pattern to protect the residential area from industrial traffic.

An alternative to this program would be a program to eliminate the residential pocket. However, the cost of such a program renders it impractical. The City would have to purchase properties in the residential pocket as they are offered for sale and reserve City-owned land for future consolidation as industrial sites. The City would have to accept a write-down when selling the consolidated sites. In the interim period between purchasing residential properties and selling consolidated industrial sites, the City would gain revenue from rentals.

RECOMMENDATIONS

The Corporation Counsel RECOMMENDS that action to seek enforcement of the City's Noise Abatement Bylaw be left to private complainants, as is the normal procedure.

The Director of Planning and Civic Development RECOMMENDS:

1. THAT the Director of Planning be instructed to work out the best possible development plan with Rivtow Straits Ltd., such a plan to include relocation of the propeller shop and adequate parking and landscaping; also that no development permit be issued until such time as a plan is agreed upon.
2. THAT the Board of Administration be instructed to report back, suggesting measures to improve the separation between industrial uses and uses in the residential pocket bounded by Southeast Marine Drive, Argyle Street, Duff Street and Kent Avenue North."

Your Board RECOMMENDS that the joint report of the Corporation Counsel and the Director of Planning and Civic Development be approved. '

The following delegations appeared, expressing opposition to the development, particularly in respect of noise and parking:

Fraserview Homeowners and Tenants Association
Mr. Brian Bertie, representing property owners
in the area

A representative of Rivtow Straits Limited appeared and submitted a brief, setting out the company's views in support of a development permit. The representative advised of studies made respecting the noise problem and the company is prepared to spend more money in this regard; parking is now provided for many of the employees and additional parking will be provided; the company is prepared to move the propeller shop but as a last resort.

MOVED by Ald. Rankin,

(1) THAT the Director of Planning be instructed to work out the best possible development plan with Rivtow Straits Ltd., such a plan to include relocation of the propeller shop and adequate parking and landscaping; also that no development permit be issued until such time as a plan is agreed upon by Council and the residents have been notified;

cont'd...

Regular Council, January 23, 1973 20

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Application
8550 Victoria Drive:
Shipyard for Rivtow Straits Ltd. (cont'd)

(2) THAT the Board of Administration be instructed to report back, suggesting measures to improve the separation between industrial uses and uses in the residential pocket bounded by Southeast Marine Drive, Argyle Street, Duff Street and Kent Avenue North;

(3) THAT a report be submitted to Council on the whole matter within thirty days.

- CARRIED

5. Development Permit Application:
Columbia Containers Limited

The Council noted Clause 1 of the report of the Standing Committee on Environment under date of January 18, 1973, dealing with a development permit application of Columbia Containers Ltd. for 2775 Commissioner Street.

Delegations were arranged for this meeting from:

Mr. S. Hedley, a resident in the area
A representative of the Cassiar Ratepayers Association
A representative of the Hastings Townsite Residents

and the company was to make a submission; however, the Mayor pointed out the hour was late and there was other pressing business which must be attended to this evening. It was, therefore,

MOVED by Ald. Rankin,

THAT this whole matter be deferred for consideration at the recessed meeting of Council on Tuesday, January 30, 1973, with the delegations being heard at 7:30 p.m.;

FURTHER THAT the development permit in question not be issued in the meantime.

- CARRIED

MOVED by Ald. Hardwick,

THAT the Council recess to reconvene later this evening following the Public Hearing consideration with respect to West End Rezoning.

- CARRIED

Following the conclusion of the West End Rezoning Public Hearing Council meeting, the January 23rd Council reconvened at approximately 10:20 p.m., with the same personnel present.

MOVED by Ald. Massey,

THAT the Council consider Board of Administration report dated January 23, 1973, in respect of L.I.P. project - Renovation of Church at 1895 Venables Street.

- CARRIED

Regular Council, January 23, 1973 21

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. LIP Project
Renovation of Church, 1895 Venables Street

The Board of Administration, under date of January 23, 1973, submitted the following report:

'The Director of Social Planning reports as follows:

"

Background

Shortly before the turn of the century, a large cone-shaped Methodist church was built at the corner of Venables Street and Victoria Drive. Characteristically, the site was the highest point in the community, and could be seen (as it is today) from miles away on the sloping west side. The building was later bought by the United Church of Canada, which operated the Grandview United Church until 1969 when the congregation dwindled to twelve. At this time the church was closed and the building was rented to the Inner City Service Project, an umbrella organization for several community groups (i.e. the Free University, Urban Design, Vancouver Welfare Rights). In May, 1972, Inner City decided to disband. The project and its several groups vacated the building on September 30th, 1972.

In the meantime, discussions naturally developed concerning the best use of the building. It provides an exceptional space which should be preserved. The most natural use is as a meeting hall and theatre. These facilities are needed within the community and the City and would take advantage of the original use without extensive alterations.

Mr. Chris Wootten, in consultation with the Social Planning Department proceeded to set in motion a plan to save and restore the church for community use. Discussions were held with the Grandview Woodland Area Council as well as many community social service, theatre and art groups concerning the use and programming of the building. The concept was enthusiastically endorsed by all groups concerned. It was agreed that there is a serious space shortage and that the centre will find itself in constant demand by music and arts groups, including the Vancouver Art Gallery Early Music Society and virtually all of the new Vancouver based theatre companies.

On September 21, 1972, the Board of the Metropolitan Council of the United Church voted to enter into a five year rent free lease agreement with the project sponsors under the terms of which the lessee would pay utilities, taxes, insurance and improvements. Also included was the option to rent the adjoining house at 1895 Venables for \$250.00 per month.

During November, 1972, Keith-King and Freschi, Architects, volunteered their time in the preparation of estimates, sketches and a model.

On January 12, it was announced that a Local Initiatives Grant of \$29,835.00 had been awarded to the three individual sponsors of this project - Mr. Frank Massey, Ms. Joyce Ozler, and Mr. Chris Wootten.

Organization

The three project sponsors are currently applying for status as a non-profit society. A Board of Directors has been appointed.¹

Recommendations for programming and day to day operation will originate from a Standing Committee of the Grandview Woodland Area Council and also a Committee of persons involved in the various arts to promote programming in arts, music, dance and film.

Program

The Centre will be a multi-purpose community, educational and cultural centre offering arts workshops, entertainment and a meeting place to East End residents at nominal admission charges.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

LIP Project
Renovation of Church,
1895 Venables Street (cont'd)

1. Workshops: Lessons and workshops in theatre, dance, music and crafts, arranged in conjunction with local schools, Vancouver Art Gallery, Community Music School, National Film Board and other cultural organizations.
2. Entertainment: Theatre, dance, and music performances, community dances, ethnic cultural evenings, community talent shows, children's matinees, National Film Board, multi-lingual films, etc.
3. Meeting Space: The Centre will have space of approximately 600 square feet as a fulltime community lounge with cards, tables, chairs, couches, books, magazines and newspapers. Programs will be arranged with the Reach Senior Citizens Drop-in and Vancouver East Recreation Project. It will also be available to local community organizations for such purposes as Area Council meetings, rallies, bazaars, ethnic club gatherings, etc.

Programming would be a smorgasbord of recreational and cultural activities. A typical week might see daily programs for Senior Citizens in the community lounge; a music performance during the day for local high school students arranged through Jeunesses Musicales; daytime workshops in ballet; theatre, games and jazz conducted by LIP or OFY Projects; a Grandview Woodland Area Council meeting; a meeting of the Portugeuse Club; sixteen mm films presented by the Canadian Italian Community; evening theatre performances by Troupe, a local theatre company; a recital by the Vancouver Early Music Society; a month long exhibition of children's art; Saturday afternoon children's puppet shows by Vancouver Puppetry.

Budget for Renovation

Appendix A provides a statement of anticipated revenue and expenses in connection with the proposed renovation. This may be summarized as follows:

<u>INCOME:</u>	Grant from LIP	\$29,835
<u>EXPENSES:</u>		\$45,735
<u>EXCESS OF EXPENSE OVER REVENUE:</u>		\$15,900

-
1. Board of Directors: Jonathan Baker, Social Planning Department; Gary Lauk, MLA, Vancouver Centre; Darlene Marzari, Alderman; Reverend Jack Shaver, Metropolitan Council of the United Church; Greg MacDonald, Federal Department of the Secretary of State.

In essence the LIP grant provides for wages, fringe benefits and various fees and operation costs. An additional \$5,915 is required for materials and \$9,585 for equipment purchases. This latter total of \$15,500, plus an additional \$400 for related fees is the amount requested from the City.

Operating Budget

Appendix B provides a proposed operating budget with a deficit of \$6,540. The project sponsors hope to raise funds to meet this deficit from other government and private sources, but if unsuccessful, would presumably apply for an annual Civic grant in this amount.

cont'd....

Regular Council, January 23, 1973 23

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

LIP Project
Renovation of Church,
1895 Venables Street (cont'd)

RECOMMENDATIONS

It is RECOMMENDED that:

- a. the sum of \$7,950 be granted to the project sponsors to be dispersed at the discretion and direction of the Director of Social Planning and used for renovation materials.
- b. additional funds for equipment in the amount of \$7,950 be considered at a later date together with all other applications for cultural grants.
- c. the Department of Properties and Insurance, in consultation with the Director of Social Planning negotiate an assignment of the lease in question and acquire an option to purchase exercisable within the next five years, the consideration for which shall be the herein described renovation. "

Your Board submits the recommendation of the Director of Social Planning for Council's CONSIDERATION and note that the grant of \$7,950 in Recommendation (a) does not involve application for an LIP Project and will require an affirmative vote of two thirds of Council for approval.'

MOVED by Ald. Rankin,

THAT recommendation a. of the Director of Social Planning set out above, proposing a grant of \$7,950, be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Hardwick voted in the negative)

MOVED by Ald. Harcourt,

THAT this whole matter be deferred for consideration by Council on January 30, 1973.

- LOST

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Hardwick,

SECONDED by Ald. Gibson,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AUTHORIZE THE BORROWING OF CERTAIN
SUMS OF MONEY FROM JAN. 23, 1973 to JAN. 22, 1974,
PENDING THE COLLECTION OF REAL PROPERTY TAXES

MOVED by Alderman Bowers,
SECONDED by Alderman Rankin,

THAT leave be given to introduce a By-law to authorize the borrowing of certain sums of money from January 23, 1973 to January 22, 1974, pending the collection of real property taxes, and the By-law be read a first time.

- CARRIED

cont'd....

Regular Council, January 23, 1973 24

BY-LAWS (cont'd)

BY-LAW TO AUTHORIZE THE BORROWING
OF CERTAIN SUMS OF MONEY (cont'd)

MOVED by Alderman Bowers,
SECONDED by Alderman Rankin,
 THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Bowers,
SECONDED by Alderman Rankin,
 THAT Council do resolve itself into Committee of the Whole
to consider and report on the By-law, His Worship the
Mayor in the Chair. .

- CARRIED.

MOVED by Alderman Bowers,
 THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bowers,
SECONDED by Alderman Rankin,
 THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bowers,
SECONDED by Alderman Rankin,
 THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

1. Conveyancing of Property to Western
Gypsum Products Ltd., and Closing of
Streets resulting therefrom

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,

THAT WHEREAS the City of Vancouver is the owner of all
the streets and lanes lying within the limits of the
City of Vancouver; and
WHEREAS a portion of Wall Street and Yale Street deemed
dedicated by Plan 100 adjacent to Lot "T" (Explanatory
Plan 6893), Plan 100 and Lot "A", Block "S", Plan 0556,
Town of Hastings is surplus to the highway requirements
of the City of Vancouver;
THEREFORE BE IT RESOLVED that Council's Resolution
of June 24, 1969, closing this portion of highway be
rescinded; and

cont'd....

MOTIONS (cont'd)Conveyancing of Property to
Western Gypsum Products Ltd., (cont'd)

BE IT FURTHER RESOLVED that all that portion of Yale Street and Wall Street deemed dedicated by Plan 100 adjacent to Lot "T" (Explanatory Plan 6893), Plan 100 and Lot "A", Block "S", Plan 9556, Town of Hastings be closed, stopped up, conveyed to the owner of abutting said Lot "T" and subdivided with said Lot "T" and adjacent lands. Said portion of road is more particularly described as follows:

COMMENCING at the north westerly corner of said Lot "A";
 THENCE N 36° 11' 15" W 65.86 feet following in the northerly production of the westerly limit of said Lot "A" to the beginning of a tangential curve to the left;
 THENCE westerly 228.98 feet, more or less, following in the arc of said tangential curve to the left of radius 510.36 feet to intersection with the southerly production of the westerly limit of said Lot "T" at a point 7.61 feet south of the south westerly corner of said Lot "T";
 THENCE North 7.61 feet following in the southerly production of the westerly limit of said Lot "T" to the south westerly corner of said Lot "T";
 THENCE S 71° 30' 40" E, 294.26 feet, more or less, following in the southerly limit of said Lot "T" to intersection with the southerly limit of the Canadian Pacific Railway Right of Way;
 THENCE S 46° 05' 45" E, 167.20 feet, more or less, following in the southerly limit of said Right of Way to the north easterly corner of said Lot "A";
 THENCE S 89° 55' W, 180.27 feet, more or less, following in the northerly limit of said Lot "A" to the point of commencement. The same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S. dated the 22nd day of May 1969, and marginally numbered LF 4376, a print of which is hereto annexed.

- CARRIED

2. Conveyancing of Property to Western
Gypsum Products Ltd., and Closing of
Streets resulting therefrom

MOVED by Ald. Rankin,
 SECONDED by Ald. Linnell,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and
 WHEREAS a portion of road (Yale Street) deemed dedicated by Plan 100, adjacent to Lots 27 to 34 and Lot 85, Town of Hastings, Plan 100 is surplus to the City's highway requirements;
 THEREFORE BE IT RESOLVED that Council's resolution of June 24, 1969, closing this portion of highway be rescinded; and
 BE IT FURTHER RESOLVED THAT all that portion of road deemed dedicated by Plan 100, adjacent to Lots 27 to 34 and Lot 85, Town of Hastings, Plan 100; be closed, stopped up and conveyed to the abutting owner and subdivided with adjacent lands, said portion of road is more particularly described as follows:

cont'd....

Regular Council, January 23, 1973 26

MOTIONS (cont'd)

Conveyancing of Property to
Western Gypsum Products Ltd., (cont'd)

COMMENCING at
the south easterly corner of said Lot 27; THENCE S 42°
58' 30" W, following in the south westerly production of
the easterly limit of said Lot 27 a distance of 33 feet;
THENCE N 47° 01' 30" W, following in a line drawn para-
llel to the southerly limits of Lots 27 to 34 inclusive
and north westerly production thereof, 637.70 feet,
more or less, to intersection with the northerly limit
of Yale Street;
THENCE N 89° 58' 30" E, following in the said northerly —
limit of Yale Street and in the southerly limit of said
Lot 85, 48.30 feet, more or less, to the south easterly
corner of said Lot 85;
THENCE N 42° 58' 30" E, following in the easterly boun-
dary of said Lot 85 approximately 0 feet to intersection
with the High Water Mark for the South Shore of Burrard
Inlet;
THENCE south easterly following the sinuosities of said
High Water Mark approximately 75 feet to the south west-
erly corner of said Lot 34;
THENCE S 47° 01' 30" E, following in the southerly limits
of said Lots 34 to 27, 527.93 feet, more or less, to
the point of commencement. The same as shown outlined
red on a plan prepared by A. Burhoe, B.C.L.S., dated
the 26th day of May, 1960, and marginally numbered LF4377,
a print of which is hereunto annexed.

- CARRIED

3. Conveyancing of Property to Western
Gypsum Products Ltd., and Closing up
Streets resulting therefrom

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,

WHEREAS by a Resolution passed on the 23 day
of January 1973 the Council resolved to close, stop up
and convey to the owner of the abutting property that
portion of highway more particularly described in Appendix
A annexed hereto.

AND WHEREAS by a Resolution passed on the 23 day
of January, 1973 the Council resolved to close, stop up
and convey to the owner of the abutting property that
portion of highway more particularly described in Appendix
B annexed hereto.

AND WHEREAS between the two portions of highway
more particularly described in Appendix A and B there has
existed a crossing over the railway right of way of the
Canadian Pacific Railway which crossing was available for
the use and benefit of the public.

AND WHEREAS the crossing over the railway right of
way of the Canadian Pacific Railway is no longer required
for the use and benefit of the public.

THEREFORE BE IT RESOLVED that the City of Vancouver
hereby agrees to the closing of the aforesaid crossing and
requests the Railway Transport Committee to authorize the
closing and removal of the crossing as a public crossing.

- CARRIED

MOTIONS (cont'd)

4. Recess

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
 THAT the Council recess.

- LOST

5. Shannon Property
Development

Notice was called on the following motion at the Council
meeting on January 16, 1973:

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt, this day
 THAT the resolution of Council passed the 3rd day of January,
1973 and relating to the Shannon property at 57th and Granville
Street and reading as follows:

 'FURTHER THAT the requirements having been fulfilled
 to the satisfaction of the Council and the Technical
 Planning Board, the relevant departments take the
 appropriate action to have the development proceed
 forthwith',

be rescinded.

The motion was put and,

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Linnell is recorded as voting in the negative)

6. Shannon Property:
Repeal of By-law No. 4349

The following Notice of Motion was submitted at the Council
meeting on January 16, 1973:

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt, this day
 THAT the Corporation Counsel prepare and bring forward a
draft by-law to repeal By-law No. 4349 passed by the City Council
on the 5th day of March, 1968, having the effect of rezoning the
Shannon property at 57th Avenue and Granville Street from RS-1
to CD-1, and that a Public Hearing thereon be held at as early
a date as may be practicable.

The motion was put and,

- CARRIED

(Alderman Linnell is recorded as voting in the negative)

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized
by the Chair:

1. Christ Church Cathedral:
Historic Site

MOVED by Ald. Gibson,
 THAT City Council request the Provincial Government to con-
sider designating Christ Church Cathedral as an historic site
under the Act.

(notice)

Regular Council, January 23, 1973 28

NOTICE OF MOTION (cont'd)

2. Library Board:
Hours of Operation

MOVED by Ald. Gibson,

THAT Council request the Library Board to consider the possibility of operating its libraries seven days per week.

(notice)

3. Membership: Board of Police Commissioners

MOVED by Ald. Volrich,

THAT the Corporation Counsel be instructed to apply at the forthcoming legislative session for an amendment to the Vancouver Charter to increase the membership of the Board of Police Commissioners from four (4) to seven (7), and to provide for the appointments to be made by the Lieutenant-Governor in Council after consultation with City Council, to provide for each appointment to be for a three-year term with two to be appointed annually (subsequent to the expiration of the current appointments), to provide for payment of an annual sum on account of remuneration and expenses, and to report back with details of the proposed form of legislation.

(notice)

4. 1972-1973 Federal Government
Winter Capital Program and
approval of Capital Projects

MOVED by Ald. Bowers,

THAT in keeping with the intent of the 1972-73 Federal Government Winter Capital Program, wherein additional works and additional employment are created, the Chairman of Finance, the Board of Administration, the Director of Finance and the Deputy City Engineer recommend that Council resolve to approve capital projects, in addition to those already included in the 1971-75 Five Year Plan, that by 1975 will be equal to the forgiveness generated by the 1972-73 Federal Winter Capital Program.

(notice)

On direction of the Mayor the Council recessed to reconvene at 7:30 p.m. on Tuesday, January 30, 1973, to conclude the Agenda business which remains outstanding, as follows:

<u>DELEGATIONS</u>	Mr. S. Hedley	Development Permit Application: Columbia Containers Limited
	Cassiar Ratepayers Assn. (Mr. Cork)	re above
	Hastings Townsite Residents (Mrs. Campbell)	re above
	Columbia Containers Ltd. (Mr. Bouck)	re above

BOARD OF ADMINISTRATION AND OTHER REPORTS

J. Report of Standing Committee on Environment, January 18, 1973	Clauses 1 - 3 Clause 4 - INFORMATION
K. Board of Administration report January 18, 1973	Expansion of Oakridge Shopping Centre

cont'd...

Regular Council, January 23, 1973 29

Agenda Business re
Recessed Council (cont'd)

- | | |
|---|--|
| M. Board of Administration report
January 22, 1973 | Advance Purchase:
Britannia Community Services
Centre: 1116 McLean Drive |
| O. Report of Standing Committee
on Community Development
January 18, 1973 | Clauses 1 and 2 |
| P. Report of Special Committee re
False Creek, January 23, 1973 | Granville Island |

MOTIONS

Third Crossing: Burrard Inlet

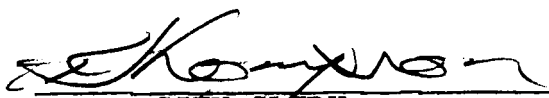
ENQUIRIES AND OTHER MATTERS

NEW BUSINESS

The foregoing are Minutes of the Regular Council meeting dated
January 23, 1973, adopted on February 6, 1973.



MAYOR



CITY CLERK

January 19, 1973

WORKS & UTILITY MATTERSRECOMMENDATIONS:1. Control of Building Contractors Operations on City Streets

The City Engineer reports as follows:

"HISTORY

In 1970, Council requested a report on this subject. It outlined a number of possible controls which could be applied to contractors working on City streets and suggested that a section be set up within the Engineering Department for the purpose of policing construction sites in this regard. Recently, the Standing Committee on General Purposes, in reviewing outstanding projects, requested the matter be reported on.

Since Council's original request, this matter has been investigated extensively. A technical report "The Effects of Building Contractors Operations on City Streets", containing the results of this study, is on file in the offices of the City Clerk. This technical report and the study will be summarized in a Report Reference to Council by the Deputy City Engineer. The Report Reference will expand on the need for stronger controls and point out specific examples of such needs occurring recently in Vancouver.

PROBLEMS

Several types of problems can arise from construction activity as outlined below:

- A. Construction work and material storage frequently encroach into the street, restricting free use of the street by pedestrians and vehicles and creating muddy and messy conditions. These problems can result in claims and cost to the City and are a matter of nuisance and inconvenience to citizens. It should be noted that these encroachments are rarely authorized by the City.
- B. Damage to City streets and sidewalks frequently results directly from construction activity. Trucks and equipment working within the site and moving from the street to the site, break sidewalks and curbs. In addition, improper placement of backfill against buildings creates a poor base for reconstruction of sidewalks and continuing maintenance may be required to keep the sidewalk in acceptable condition.
- C. Excavation work can damage City and other utilities under the street. Shoring anchors driven into the street have broken into City sewers, causing significant damage.
- D. Inadequately shored excavations create a potentially serious hazard to citizens and the possibility of major expense to the City. Collapse of a major excavation could disrupt sewer, water, telephone, gas and electrical services, as well as damaging City streets extensively. The direct costs of such collapse to the City would be high. The City could conceivably be found liable for damage resulting from a collapse, and the potential liability could be very high.

....Cont'd

Clause No. 1 Cont'd

The Report Reference will describe several instances of the types noted. In many cases direct costs to the City have been found and on several occasions, excavation collapse has seriously threatened major streets and utilities. Increasing construction activity and increasing frequency of deep excavations have significantly increased the problems experienced from construction activity.

PRACTICE OF OTHER CITIES

In attempting to establish desirable control procedures, this Department surveyed the practices of 36 major North American cities. This survey shows that many cities apply more stringent controls than Vancouver and require more protection for the City against possible expense.

After reviewing problems in Vancouver and the practices of other cities, the Engineering Department concludes:

PROPOSALS

- (a) Because of inconvenience, expense and hazard to the public caused by construction of buildings, a need exists to improve control procedures.
- (b) Additional screening procedures to control the problem should be introduced. Most of these are procedural changes aimed at prevention of problems but some additional inspection and administrative changes in the Engineering and Permits and Licenses Departments are involved.
- (c) Developers should be required to provide bonds and cash deposits to protect the City against damage to City works and poor restoration practices, and provide liability insurance coverage for the City on excavations. (The City carrying liability insurance may be administratively more practical if premium costs are not excessive; this question is now under review.) Developers should be required to retain professional engineers to design and supervise shoring and backfill where appropriate.
- (d) Present by-laws have sufficient authority to make a substantial improvement in the situation. (The present Engineering by-laws should be changed at a later date to reflect the improved controls; these changes are now under review.)
- (e) The cost of this increased control should be borne by developers in the form of increased permit fees.

STAFF REQUIREMENTS AND COSTS

Additional staff will be required to implement the desired controls. To control encroachments and limit inconvenience to users of the street, additional in-field inspection is required. Two Engineering Technicians must be added to our present group of technicians to cover construction sites in the City. One additional Engineering Assistant IV will be required to screen development permit applications for major projects to evaluate the probable effect of excavations and construction activity on streets and utilities. He will establish appropriate deposits and bonds required to protect the City against possible costs and check to ensure that professional engineering design and supervision will be employed where required.

The additional staff costs will be about \$36,600 per year. This cost will be recovered by charges to developers. Applicants for construction of single-family dwellings, which presents relatively minor problems, will have to pay about \$10 each. Larger developments will have to pay approximately \$32 on the average - actual charge to vary with the size of the project.

....Cont'd

Clause No. 1 Cont'd

It should be noted that the additional screening of development permits may result in some delay in the processing of these applications in the Engineering Department. This delay should be slight in terms of the overall processing of permit applications.

The Director of Permits & Licenses has reviewed this report and concurs with its Recommendations.

RECOMMENDATIONS

I RECOMMEND that:

- (1.) Additional control measures on construction activity be approved as follows:
 - (a) Provision of appropriate cash deposits and restoration bonds by developers -
 - (b) Provision, by developers, of liability insurance coverage for the City for excavations -
 - (c) Provision of professional engineering design and supervision of excavations, shoring and backfill -
 - (d) In-field examination and control of building activities encroaching onto the street by the Engineering Department.
- (2.) Two additional Engineering Technicians and one additional Engineering Assistant IV be authorized to implement additional controls at a cost of \$36,600 per year to be recovered from the developers; classifications to be subject to review by Director of Personnel Services -
- (3.) The cost of continuing control measures to be charged to developers through inspection and permit fees. Charges to vary with size of project, as noted above.
- (4.) Two temporary Engineering Technicians and other charges during the initial implementation at a cost of \$16,400 to be borne by the City, be authorized."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 102

2. Hydrogeologic Investigation at Sanitary Landfill

The City Engineer reports as follows:

"The City has applied for a permit to operate the present sanitary landfill under the requirements of the Pollution Control Act. Approval has not yet been granted and is not expected until later this year after the Pollution Control Board hold a Public Hearing commencing April 30, 1973 to "consider the technical aspects bearing upon the control of discharges to water and/or land, originating from Municipalities" Submissions will be heard, and the City of Vancouver is to present a brief.

....Cont'd

Clause No. 2 Cont'd

To assist in the preparation of the brief and to determine if it is necessary to change the method of operating the landfill to comply with existing Pollution Control Board guidelines, it is desirable to carry out further investigation and work of a hydrogeological nature to determine what influence and effect the landfilling may have on the surface and ground water flows adjacent to the site. The written brief must be received by the Pollution Control Board in Victoria before March 1, 1973 in order to be accepted for presentation. It is, therefore, necessary to begin the hydrogeological study as soon as possible and a consultant with specialist knowledge in this field will be required. The cost of the hydrogeological work, including the consultant's report, is estimated at \$6,000.00.

The City Engineer recommends that:-

- (A) A consultant be retained to report on the hydrogeological aspects of the City's landfill site.
- (B) The necessary funds, estimated at \$6,000.00, be approved in advance of the 1973 Budget approval."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

3. Conveyance of Property to Western Gypsum Products Ltd.

The Corporation Counsel reports as follows:

"By resolution dated December 15, 1970, Council resolved to close, stop up, and convey to Western Gypsum Products Ltd. two portions of Yale Street. It was a condition of the sale that a public crossing over the C.P.R. Right-of-way at the location of the property to be conveyed be eliminated by order of the Railway Transport Committee.

All necessary surveys have been completed and all conditions as to the conveying of the property met, with the exception of the elimination of the public crossing. A resolution requesting the elimination of the crossing is on Council's agenda for this date and if passed will be forwarded to the Railway Transport Committee thereby completing the application for the elimination of the crossing.

I am advised that the C.P.R. and Western Gypsum Products Ltd. are just completing new surveys of their property in the area. Should either of these surveys result in new subdivision plans being filed prior to the filing of the documents relating to our conveyance we could be required to conduct new surveys and redraw the various documents relating to the sale.

In my opinion there is no question but that the Railway Transport Committee will eliminate the crossing and in order to facilitate the conveyance I would recommend that I be given authority to convey the property prior to receiving the order of the Railway Transport Committee if necessary."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

Board of Administration, January 19, 1973 (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Condition of Grand Hotel
24 Water Street, Vancouver

The Medical Health Officer reports as follows:

"Our files indicate that these premises have been causing continual problems to this Department for a number of years.

In April 1972 a double registered letter was sent to the licensed operator in an effort to contact him. The letter was returned. Since this time numerous inspections and efforts have been made to attempt to bring these premises into minimal compliance with the Lodging House By-law. For a period of time in the fall of 1972 some renovations were commenced but at no time were the premises satisfactory. A letter dated October 3, 1972 was received by this Department from the operator at that time agreeing with a rigid schedule of renovations which were to be completed by November 20, 1972. This schedule was never completed and the premises in some ways deteriorated.

On November 28, 1972, I and other senior staff of the Health Department inspected the building and decided that under Section 16(3) of the Lodging House By-law #3686, the premises were unfit, and vacant possession should be obtained. A 30-day order was issued to the operator to obtain vacant possession of the Lodging House to be effective December 31, 1972. Copies of this order were posted on the building and this order was delivered by hand to the manager.

Subsequent to this order the management changed hands and the Department became aware of this on December 21, 1972. The new operator, Mr. S. Wells, was formally advised of the order to the previous manager on December 21, 1972.

On January 2, 1973, an inspection revealed that the premises were still occupied but although some work was proceeding the premises still did not comply with the Lodging House By-law.

On January 9, 1973, after consultation with the Law Department, charges were laid under Sections 8 & 11(1) of the Lodging House By-law.

On January 11, 1973, a further order to vacate the premises within 48 hours was hand delivered to Mr. S. Wells who had taken over operation of the premises during December 1972. The premises were still in poor sanitary condition.

A further inspection was carried out on January 15, 1973, and the building was still occupied and still in poor sanitary condition.

On January 17, 1973, a further charge was laid for failing to obey the order of the Medical Health Officer.

It is the opinion of this Department that this building could furnish satisfactory housing accommodation if renovations were carried out and placed under responsible management but at this time must be considered as unfit for occupancy.

The Fire Chief reports also that there are a number of Fire Department orders outstanding against these premises which must be completed forthwith.

cont'd....

Board of Administration, January 19, 1973 (SOCIAL -2)

Clause #1 continued:

Section 12 of The Sanitary Regulations made under the Health Act of British Columbia reads as follows:

'If the Local Board is satisfied, upon due examination by itself or officer, that a cellar, room, tenement, or building within its jurisdiction, occupied as a dwelling-place, has become by reason of the number of occupants, want of cleanliness, the existence therein of a contagious or infectious disease, or other cause, unfit for such purpose, or that it has become a nuisance or in any way dangerous to the health of the occupants or of the public, it may issue a notice in writing to such occupants, or any of them, requiring the said premises to be put in proper sanitary condition, or, if it sees fit, requiring the occupants to quit the premises within such time as the Board may deem reasonable. If the person so notified, or any of them, neglect or refuse to comply with the terms of the notice, every person so offending shall be liable to the penalties imposed for infraction of these Regulations, and the Board may cause the premises to be properly cleansed at the expense of the owners or occupants, or may remove the occupants forcibly and close up the premises, and the same shall not again be occupied as a dwelling-place until put into proper sanitary condition; or the Board, if it sees fit, may, subject to the provisions of section 108 of the "Health Act", cause such premises to be destroyed, with the consent of two Justices of the Peace.'

The Medical Health Officer suggests:

If Council wishes to exercise its powers as a Local Board of Health under the above Section, the Corporation Counsel should be instructed to prepare the appropriate formal resolution.

Your Board submits the foregoing report of the Medical Health Officer for CONSIDERATION.

RECOMMENDATION

2. Dictating Equipment

The Director of Welfare and Rehabilitation reports as follows:

"On August 10, 1972, the Board of Administration received a memorandum from the Administrative Analyst, the subject of which was dictating equipment in use in this department. The report stated that because of the reorganization of the department and the resultant change in operational procedures, certain items of dictating equipment were considered redundant and were therefore declared surplus.

In addition the report recommended that certain dictating equipment be provided for myself and my two assistants. I have reviewed our current needs and request that the following equipment be provided:

4	Phillips Model 96 dictating/transcription machines	
	@ 290.00	1160.00
3	Microphones @ 25.00	75.00
2	Headset & Footpedal sets @ 40.00	80.00
12	Cassettes @ 3.00	<u>36.00</u>
	Sub Total	1351.00
	5% Tax	<u>67.55</u>
	Total	\$1418.55

cont'd....

Board of Administration, January 19, 1973 (SOCIAL -3)

Clause #2 continued

The Comptroller of Accounts advises that funds to cover the expenditure will need to be added to the Department's Budget.

As the Director of Welfare and Rehabilitation I recommend that the requested equipment be approved in advance of the 1973 Departmental budget. "

Your Board RECOMMENDS that the foregoing recommendation of the Director of Welfare and Rehabilitation be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 108

A-4

Board of Administration, January 19, 1973 . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning: E/S Clarendon Street,
Immediately Across from St. Lawrence
Street (4718 Clarendon Street)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. D.V. Guenther of 3325 Quebec Street, requesting an amendment to the Zoning and Development By-law whereby Lot 1, Subdivision 2, Blocks 8 and 9, D.L. 52, being the east side of Clarendon Street, immediately across from St. Lawrence Street (4718 Clarendon Street), would be rezoned from an RS-1 One Family Dwelling District to an RT-2 Two Family Dwelling District, or alternatively, permission to use the existing building as a duplex for the life of the building.

In addition to the application, Mr. Guenther makes a further submission:

'The subject matter of this Application has been before Council and the various Boards since 1956. At this point in time a fresh look at this particular situation reveals two self-contained dwelling units of good quality and standards which have benefitted the Citizens of Vancouver for over sixteen years and should continue to be of benefit and need to the Citizens of Vancouver for the foreseeable life of this building. No factor concerning this building or property adversely affects the Citizens of Vancouver or the neighbours of the property. In fact, the neighbours approve and condone the said property and building. It is realized that the building and the present usage may be in contravention to the By-laws of this City of Vancouver, but when one looks to the question of the contravention it is in fact a technical matter and not one of any substance to the Citizens of Vancouver.

For sixteen years there has been a piecemeal dealing with this particular property and others in the City of Vancouver, and there does not at this time appear to be any clear-cut method of dealing with all of the non-conforming dwelling units in the City and it is now asked that the Council look at this particular property and building on its own merits and it is respectfully submitted that since there will be no adverse effect if this Application is granted, and there will be a great deal of benefit to a needy Citizen, that the Application should be granted.

It is further respectfully submitted that the Council should not be a slave to uniformity in this instance and that all things considered, an equitable judgment for and on behalf of the Applicant would be to rezone the property. However, if the Council cannot go this far, the least it could do is to grant the Duplex use of this building for the life of the building. the present Applicant has built this building and has continued to operate it and has been faced with the threat of closure or prosecution for over sixteen years and the humane thing at this time is to allow and legalize its continued use for the life of the building.'

Attached to the application are letters from Mr. J.A.R. Rickaby, 4730 Clarendon Avenue, Mr. A. P. Gray, 4725 Clarendon Avenue, and Mrs. C. Roste, 2489 St. Lawrence Street, stating that they have no objections to the building being used as a two family dwelling.

Several applications have been made by Mr. Guenther over many years through the Board of Variance, Development Permit Applications through the Technical Planning Board and rezoning applications through City Council, with numerous appeals and development permits granted to retain the dwelling unit in the basement or lower floor for limited periods of time. The most recent development permit, #51269, expires December 31, 1972, which is in accordance with Council's policy of retention of illegal suites in RS-1 Districts.

(Council, on November 28, 1972, extended this time limit to June 30, 1973.)

cont'd....

Board of Administration, January 19, 1973 (BUILDING - 2)

Clause No. 1 continued

HISTORY:

A brief resume of the applications on the subject property follows:

August 2, 1951

Building Permit issued to D. Guenther to erect a one family dwelling.
Main Floor - 1 w.c., 1 w/b, 1 bath,
1 sink
Basement - 2 bedrooms, laundry room,
1 w/b, 1 w.c. 1 l.t.

A statutory declaration was filed by Mr. Guenther stating that it was not his intention to occupy or use the lower floor for separate living accommodation.

December 16, 1954
Appeal #11016

Filed by Mr. Guenther to use the dwelling as 2 self-contained suites after completion.
DISALLOWED

May 25, 1955
Development Permit Application #X-132

Filed by Mr. Guenther to install a dwelling unit in the basement.
REFUSED - the house is not old and is not too large to be unsuitable for a one family dwelling.
Basement - 932 square feet
Main Floor - 937 square feet.

In 1955, the Technical Planning Board could only consider an application to retain a dwelling unit that had been installed with or without City Permits prior to January 1, 1951. This provision was amended on December 11, 1956 and the date of June 18, 1956 was substituted.

June 23, 1961

An inspection revealed that the lower floor was occupied as separate living quarters. Mr. Guenther advised the District Building Inspector that it had been his intention to use the building as a duplex from the time it was built and he had rented it as a duplex since its completion.

February 19, 1962

Mr. Guenther was found guilty of a violation of the Zoning and Development By-law and received a suspended sentence from Magistrate Bewley.

June 4, 1962

Mr. Guenther filed a statutory declaration, indicating that the ground floor had been used as a self-contained suite since early January, 1956, to the present date.

June 27, 1962

At the request of the T.P.B., Mr. Guenther filed a letter stating that:

1. He is aware the property is zoned RS-1
2. Permits were obtained for a one family dwelling only.
3. December 31, 1961, was clearly understood as a final period of time and after that date the lower floor used for anything other than sleeping rooms and further the sink and stove were to be removed.

Development Permit
Application #23685

The T.P.B. approved the retention of the lower floor dwelling unit for a final limited period of time, expiring December 31, 1966.

Appeal #16317 - tied to
Development Permit
Application #40070

The Zoning Board of Appeal permitted the lower floor dwelling unit to remain for a further period of one year, expiring December 31, 1967, and without prejudice to a further appeal, provided Mr. Guenther continues to own the premises.

cont'd....

Board of Administration, January 19, 1973 (BUILDING - 3)

Clause No. 1 continued

January 26, 1968
Development Permit
Application #43800

The T.P.B. approved the retention of the lower floor dwelling unit for a further limited period of time, expiring December 31, 1969.

February 24, 1970 -
Development Permit
Application #51269

The T.P.B. approved the retention of one dwelling unit on the lower floor for a limited period of time, expiring December 31, 1972.

On the previous application by Mr. Guenther to rezone the subject property, which has a frontage of 42 feet in width and a depth of 79 feet on the southerly side and 105 feet on the northerly side (the total site area being 3,364 square feet), the application was refused by City Council on May 26, 1970, following the recommendations of the Technical Planning Board and the Town Planning Commission that the application be not approved as such rezoning would establish an isolated two family dwelling district within a one-family dwelling area.

Since this time, Mr. Guenther has been to both the Director of Planning and the Zoning Planner, requesting that the property be rezoned, even though it was suggested that he attempt further appeals to the Board of Variance on a year-to-year basis while he owns the home. However, he insisted on filing his application for rezoning, which was received on June 26, 1972. This application was filed by Mr. Alex B. MacQuarrie, solicitor, of the firm MacQuarrie, Hobkirk & McCurdy, following which Mr. Gray, the Zoning Planner, had several discussions with Mr. MacQuarrie, suggesting that he may wish to discuss the matter with his client, Mr. Guenther, pointing out that he may wish to withdraw his application as there was little hope of the rezoning application being favourably considered. Mr. MacQuarrie did agree to undertake to discuss the matter further with his client, and on September 14, 1972, a letter was received from Mr. MacQuarrie, stating that he had been instructed by Mr. Guenther to ask that the application be proceeded with.

There has been no change of zoning or development within the immediate area of the subject property. The dwelling is located on a small site. Therefore, the Technical Planning Board on November 17, 1972 reaffirms its previous recommendation that:

' . . . the application be not approved for the following reason:

1. Such rezoning would establish an isolated RT-2 Two Family Dwelling site within a one family dwelling area.'

The Vancouver City Planning Commission on December 1, 1972 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION REQUEST: Mr. Guenther through his Solicitor MacQuarrie, Hobkirk & McCurdy.

2. Construction of the Existing Gasoline Station at 4933 Victoria Drive

The Director of Planning and Civic Development reports as follows:

"Mohawk Oil Co. Ltd. filed Development Permit Application No. 60591 to reconstruct the existing gasoline service station on the site at the southwest corner of 33rd Avenue and Victoria Drive. The site is located in a C-2 Commercial District.

The Gasoline Service Station Policy as adopted by City Council on October of 1968, permits the rebuilding of the gasoline service station at this location.

cont'd....

Board of Administration, January 19, 1973 (BUILDING - 4)

Clause No. 2 continued

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 60591 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the rebuilding of the gasoline service station on this site, subject to the following conditions:

- (a) Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:
 - (i) The provision of and detail of the landscaping at the corner of the site adjoining Victoria Drive and 33rd Avenue and all landscaping is to be first approved to the satisfaction of the Director of Planning and Civic Development.
 - (ii) Deletion of vehicular access from the site to the City Lane and the provision of a continuous suitable screening along the property line of the site adjoining the City Lane.
 - (iii) The provision on site of a satisfactory screened location for garbage and trash.
- (b) All surfacing and screening of the open portions of the site to be completed in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
- (c) All landscaping to be provided in accordance with the approved drawings within six (6) months from the date of any use of the approved development and thereafter to be permanently maintained.
- (d) The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and the requirements of Section 11(10) of the Zoning and Development By-law. "

Your Board RECOMMENDS that Development Permit Application No. 60591 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

FOR COUNCIL ACTION SEE PAGE(S) 108-109

LICENSES AND CLAIMS MATTERSRECOMMENDATION:1. Re Parklane Private Hospital Ltd. vs. City

The Corporation Counsel reports as follows:

"The above case was taken as a test case with respect to the City's liability to pay the difference between the approved rates and the actual rates for care rendered to social assistance cases.

The trial judgment was appealed by the Hospital and the appeal was allowed. At the trial, judgment was given in the amount of \$57,524.95, being the amount up to the effect of the Regulation passed on September 18th, 1970. The Court of Appeal, however, by a two-to-one majority, found all the Orders-in-Council and Regulations passed to be invalid, and judgment has now been handed down in the sum of \$92,437.70, being the amount owing to the date of trial.

In the Court of Appeal the Attorney-General appeared by Counsel and became a party to the action. I am awaiting advice from him as to whether or not a further appeal is to be launched to the Supreme Court of Canada. If such an appeal is launched I would recommend that the City join in such an appeal, and I would seek instructions in that regard. If no appeal is launched, or different developments take place, I will report to Council as they arise."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted by Council.

INFORMATION:2. Re Senior Citizens' Housing, Kitsilano Site at S.E. Corner of 7th Avenue and Yew Street: Grandmere Enterprises Ltd.

The Corporation Counsel reports as follows:

"Following the resolution of Counsel passed on December 19th, 1972, the above-named company, through its solicitor, has issued a Writ seeking to recover the rental losses alleging an agreement between it and the City.

In accordance with standing instructions I have caused an Appearance to be entered and will report to Council from time to time."

Your Board submits the foregoing report of the Corporation Counsel for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 109

FIRE AND TRAFFIC MATTERSRECOMMENDATION:1. Sale of Surplus Fire Truck - Shop #61

The City Purchasing Agent reports as follows:

"The 108 Volunteer Fire Department of 100 Mile House, B.C., has offered \$1,000.00 for the purchase of our surplus La France Pumper (1947) Shop No. 61.

We have previously received letters from Radium Hot Springs and the Village of Fraser Lake, who are interested in purchasing a fire truck. In answer to their enquiry, we explained that our equipment is usually sold by Public Auction.

Comparable fire trucks sold in 1970 and 1971:

Shop No. 53 (1948) -	\$2150.00
Shop No. 81 (1948) -	\$2600.00
*Shop No. 54 (1948) -	\$1025.00

(*lower price received because repairs required to make it operational).

The City Auctioneer, Mr. H. Appleton, of Appleton Industrial Auctioneers, has appraised Shop No. 61 at \$1,750.00 and, as this amount is more than the \$1,000.00 offered, I recommend that it be sold at public auction and the 108 Volunteer Fire Department be invited to submit a bid at the auction."

Your Board RECOMMENDS that the recommendation of the City Purchasing Agent be approved.

(Letters from 108 Volunteer Fire Department, the Village of Fraser Lake and the Radium Volunteer Fire Department together with Mr. Robertson's replies are circulated for the information of Council.)

DELEGATION REQUEST: 108 Volunteer Fire Department,
100 Mile House, B. C.

CONSIDERATION:2. Request to Operate Bandwagon

The City Engineer reports as follows:

"We have received a request from the Vancouver Circus Band for permission to operate a 'bandwagon' on the streets of the City of Vancouver.

The proposal is to have an open-deck truck transporting a five-piece band around the City and at no time to have the vehicle stationed at any one location. While the band is playing, the vehicle will be in continuous motion at a similar speed to that of other vehicles on the street and will only be operated when it will not cause a hindrance to other traffic. They plan to operate about four hours per week, mainly on Sundays and some evenings. However, this period may be extended if the venture is successful. Money is not to be solicited for performances and the music will not be amplified. No specific route is to be followed although streets with high pedestrian volumes will be favoured.

....Cont'd

Clause No. 2 Cont'd

The applicants state that the Vancouver Circus Band is basically a charitable entity although occasional professional engagements are undertaken to help offset operating expenses. It appears that their aim is no more than to provide some atmosphere to the City, similar to a like operation in San Francisco.

Two similar proposals in the past, one from Rothmans of Pall Mall Canada Ltd. in 1968 and one from Pauline Johnson Candy Shops Ltd. in 1969 were both refused by Council. However, it was their intention to use the operation as an advertising device.

The Police Department feels that if the vehicle is operated as planned, there should be no undue problems. From a Traffic Engineering standpoint it is felt that as this is a new venture it should, if approved, be for a trial period of time, and that following the trial period (e.g. three months), any extension be subject to the approval of the City Engineer and Chief Constable.

The proposed vehicle operation falls within the definition of a sound truck and therefore the request is a matter of Council policy and is presented for Council's CONSIDERATION. Should Council approve the request of the Vancouver Circus Band to operate a bandwagon on City Streets, it is suggested that such proposal be subject to the following conditions:

1. That the use of the bandwagon be restricted to Sundays, holidays and evenings, for a trial period of three months.
2. That extension of the approval, including the days and times of operation, be at the discretion of the City Engineer and Chief Constable.
3. That the Vancouver Circus Band enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against any claims that may arise from the operation of the bandwagon."

Your Board submits the matter to Council for CONSIDERATION.

(Copies of the communication from the Vancouver Circus Band dated November 28, 1972 are circulated for Council's information)

FOR COUNCIL ACTION SEE PAGE(S) 109



Board of Administration, January 19, 1973 (FINANCE - 1)

FINANCE MATTERS

CONSIDERATION

1. Charter Amendments

The Corporation Counsel reports as follows with respect to additional Charter amendments:

- "1. Sections 289 and 291A provide for the sale of City streets that have been closed and stopped up. They also contain a method that your officials felt would permit the City to sell such a street even if the abutting owners do not consent. We have never been able to take advantage of this latter provision because the Registrar of the Land Registry Office did not agree with our interpretation.

This year, however, after discussions with the new Registrar and the Director of Legal Services in Victoria, it was agreed that our objective could be attained if we could obtain two minor amendments suggested by the Director of Legal Services.

I would therefore request Council's authority to obtain an amendment to section 289(1) to delete the words "and to any right therein which the person who laid out or dedicated such street may have expressly reserved", and to delete the words "by transfer" from section 291A(2).

2. I have been advised by the Legislative Counsel in Victoria that an amendment to the Municipal Act is proposed which would enable hospitals to obtain tax exemption on property purchased for hospital purposes, but which would not be used for hospital construction for a few years. Power is to be given to the Minister of Municipal Affairs to make such a declaration in appropriate cases. It is not, as I understand, intended to permit hospitals holding such land to obtain the exemption if it is, in the meantime, revenue producing. Final details of the wording have not been worked out, but I have been asked to place the proposal before Council for a similar amendment to the Charter. As I understand the principle which will be applied, the effect in the City will apply to the property of two smaller hospitals involving total taxes of approximately \$8,000.

If Council approves of these proposals I recommend that I be authorized to seek the leave of the Private Bills Committee to introduce these proposed amendments at the same time as the balance of the Charter Amendments are considered. "

Your Board submits the foregoing report of the Corporation Counsel for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 109

Board of Administration, January 19, 1973 (FINANCE - 2)

Clause withdrawn
FOR COUNCIL ACTION SEE PAGE(S) 114

RECOMMENDATIONS

2. Staffing Requirements - Fraserview Branch Library

The Director of Personnel Services reports as follows:

"At its meeting on December 13, 1972, the Vancouver Public Library Board approved the following report of the Head of Library Personnel Services:

'Following a review of staffing requirements at the Fraserview Branch Library by the Systems Analyst (Library), and discussions with the Branch Head and Senior Clerk, it is proposed that the clerical staff be reduced as follows:

<u>Classification</u>	<u>Present</u>	<u>Proposed</u>
Library Clerk II	2 regular positions plus 19 hours a week	1 regular position plus 25 hours a week*

* Includes 2 hours a week for Statutory Holiday relief.

Library Clerk I	2 regular positions	1 regular position plus 12 hours a week
-----------------	---------------------	--

Annual recurring saving of this recommendation at 1972 rates and including fringe benefits amounts to approximately \$9,294.00. Of this amount \$3,900.00 has been earmarked for a half-time Library Clerk III position in the History and Government Division which was approved by the Library Board on November 15, 1972, leaving a balance of \$5,394.00; it is intended to refer to this amount in a subsequent report pertaining to staffing needs in the central library.

This recommendation is concurred in by the Vancouver Public Library Staff Association Local 391, C.U.P.E.'

I have discussed this report with the Co-ordinator of Data Processing and Systems, who agrees with the recommendations.

I endorse this report and recommend that it be approved."

SUMMARY OF RECOMMENDATIONS

	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
Abolish 1 regular position	Library Clerk II Pay Grade 9 (\$438-514)	--	When vacated (approximately July 1, 1973)
Abolish 1 regular position	Library Clerk I Pay Grade 4 (\$366-422)	--	When adopted
Establish 6 hours a week		Library Clerk II Pay Grade 9 (\$2.88 - 3.38 per hour)	When filled
Establish 12 hours a week		Library Clerk I Pay Grade 4 (\$2.40 - 2.77 per hour)	When filled

(1972 Rates)

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

Board of Administration, January 19, 1973 (FINANCE - 3)

RECOMMENDATIONS

Clause withdrawn
FOR COUNCIL ACTION SEE PAGE(S).....110

3. Staff Requirements - Acquisitions Division, Vancouver Public Library

The Director of Personnel Services reports as follows:

"At its meeting on December 13, 1972, the Vancouver Public Library Board approved the following report of the Head of Library Personnel Services, subject to authorization of necessary funds by City Council:

'In a report dated December 8, 1972 the Systems Analyst (Library) provided detailed information regarding an increased volume of work in the Periodicals, Government Documents, and Continuations sections of the Acquisitions Division and recommended an increase in staff to cope with it. I have reviewed the proposed duties of these positions and recommend as follows:

The duties of one new full-time position will consist of sorting all incoming mail in the Division, and the alphabetizing and checking-in of mail for the Periodicals and Government Documents sections; preparation of material for the Bindery including checking for completeness and writing bindery dockets of instruction; and filing of check-in cards, order slips, bindery dockets and correspondence. (It is noted that these duties will relieve Library Clerks II of their more routine duties and thus provide them with time for more complex work). This is work at the Library Clerk I level of complexity and responsibility and classification as such is recommended effective when filled.

The duties of a second full-time position are now being performed in part by a 25 hours per-week part-time Library Clerk II. Work involves assisting a Library Clerk IV in the Periodicals Section, maintaining entries in a Kardex file, composing and typing correspondence re missing issues and new subscriptions, and processing invoices; in addition, the incumbent of this position performs similar duties in the Continuations section for a small portion of the week. This is work at the Library Clerk II level of complexity and responsibility and classification as such is recommended when filled.

The estimated recurring annual cost of this recommendation at 1973 rates, calculated at the top step of the salary ranges and including fringe benefits, is as follows:

1 Library Clerk I at \$453.00	\$ 5,436.00	
1 Library Clerk II at \$552.00	6,624.00	
	12,060.00	
Fringe benefits	1,206.00	
	\$13,266.00	\$13,266.00
LESS		
25 hours per week Library Clerk II at \$3.63	\$ 4,719.00	
Fringe benefits	378.00	
	\$ 5,097.00	\$ 5,097.00
Cost:		<u>\$ 8,169.00</u>

This recommendation is concurred in by the Head of the Acquisitions Division and by the Vancouver Public Library Staff Association Local 391, C.U.P.E.'

I have discussed this report with the Co-ordinator of Data Processing and Systems who agrees with the recommendations. The Comptroller of Accounts advises that if approved the necessary additional funds for 1973, estimated at \$6,425.00, would be provided for in the 1973 Library Budget.

I endorse this report and recommend that it be approved."

Cont'd.....

Board of Administration, January 19, 1973 (FINANCE - 4)

CLAUSE NO. 3 (continued)

SUMMARY OF RECOMMENDATIONS

	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
Establish 1 new position	--	Library Clerk I Pay Grade 4 (\$392-453)	When filled
Establish 1 new position	--	Library Clerk II Pay Grade 9 (\$470-552)	When filled
Abolish 25 hrs. wk.	Library Clerk II Pay Grade 9 (\$3.09-3.63)	--	When vacated

(1973 Rates)

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

4. Lease of The Queen Elizabeth Theatre Parking Garage

The Theatre Manager reports as follows:

"Clause 6(b) of the lease between the City of Vancouver and the Lessee of The Queen Elizabeth Parking Garage, Metro Parking Ltd., reads as follows:

'Clause 6(b) - during the month of January in each of the years 1973 and 1974 the Manager shall examine the operating expenses of the Lessee and he shall then report to Council the anticipated operating expenses of the Lessee for the current year. The Council shall finally determine whether the operating expenses of the Lessee for that year should be increased or decreased and the amounts payable to the Lessee under Clause 5(a) shall be increased or decreased accordingly, and that clause shall be amended to give effect to the Council's decision.'

In the lease Council authorized maximum allowable expenditures for 1972 for the Garage of \$21,000. Actual expenses for the year amounted to \$20,566. Since the Provincial minimum wage was increased with effect from December 1st, 1972 and a further increase will become effective December 1st, 1973, the Theatre Manager recommends that the allowable operating expenses for the Garage for the year 1973 be set at \$26,500."

Your Board RECOMMENDS adoption of the Theatre Manager's report.

5. Safety Policy and Programme - City of Vancouver

The Director of Personnel Services reports as follows:

"The proposed City of Vancouver Safety Policy and Programme which has been prepared by the Safety Officer has now been agreed to by all Department Heads involved and by the Inside, Outside and Fire Fighters' Unions.

Subject to approval of the Safety Policy and Programme by City Council, the Safety Officer is in a position to proceed with implementation of Stage 2 and Stage 3 as contained in the proposal.

The total approximate cost of the implementation of Stage 2 and Stage 3 of the Safety Policy and Programme are estimated as follows:

Printing of Policy copies and forms relating to Stage 2	875.00
Training Aids and Supplies including Photography costs and visual aids	250.00
<u>Possible Overtime Incurred by Safety Officer</u>	<u>500.00</u>
TOTAL	<u><u>\$1,625.00</u></u>

I recommend that approval for these funds in the amount of \$1,625 be given in advance of the 1973 Budget and, that the Safety Policy and Programme for the City of Vancouver be adopted as submitted and that authority be given to proceed as soon as possible with the implementation of Stage 2 and Stage 3 of the Policy.

The Comptroller of Accounts advises that funds will be available in advance of the 1973 Budget."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

(The Safety Policy & Programme is circulated for Council information, but Appendices 3, 4, & 5 are on file in the Personnel Department for perusal.)

PERSONNEL MATTERSREGULAR REPORTJANUARY 12, 1973RECOMMENDATION1. Temporary Clerk II Position - One Year, Records Section,
Personnel Services Department

The Director of Personnel Services reports as follows:

"In the past, we have budgeted for a temporary Clerk II position for six months of the year to aid in the processing of Staff Forms and Requisitions and related work in the Records Section during the peak summer months. This enabled us to use this position for vacation relief as well and therefore did not require any other staff for that purpose.

As a result of the strike this year and the additional work load imposed, it has been necessary to engage someone on a temporary Clerk II basis from mid November through to the end of December. This, however, has only allowed us to continue with current matters and many of our year-end and long-term jobs have not been completed.

We would like to make application to have a Clerk II (Temporary) for a full year commencing January 1, 1973 pending the institution of the computer records system. The increase in Staff Forms for processing as a result of Local Improvement Projects and in particular Acting Capacity, under the Agreements, has made it necessary to have a Clerk posting to the Kardex and checking details full time. This means that any of the other jobs such as scrutinizing minutes, taking statistics, and doing special projects are being left undone. If at any time we are asked for special jobs or are asked to supply any extra information for negotiations, or whatever, we simply have to drop everything and do it on a panic basis. This is most unsatisfactory and is certainly not conducive to good staff working conditions.

We notice that telephone inquiries are taking up a good deal of our time because the regulations are not up-dated and departments are phoning for interpretations. The physical move of the Payroll Department to another part of the building has created the necessity of telephoning or actually going to the Payroll Department to verify various items before staff alteration forms can be finalized.

The Fire Department \$1,000.00 List, Service Pay List, Long Service List, Retirement List, 25 Year List, are being done so quickly that errors and omissions are bound to creep in. Posting of all 1973 Rates (manually) will be required early in 1973.

It is most unfortunate that a detailed review of the Kardex records and position records has not been completed this year, and it would appear that with the continuing current volume of work in this section we will be unable to review the Kardex for some time unless additional help is available.

We have discussed the above with Mr. R. Hawkins, Co-ordinator, Data Processing, who indicates that at this time he is unsure of the commencement date of the computerized Records system. He is in agreement with this request but stipulates that should the system start prior to the completion of 12 months, the need for this position will be re-evaluated.

We are requesting approval in advance of the 1973 Departmental Budget Review.

This request is recommended by the Co-ordinator, Data Processing and Systems, and by the Director of Personnel Services.

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 110

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTJANUARY 19, 1973RECOMMENDATION

1. Attendance at Solicitor-General's Third Police Conference at Montebello, Quebec on February 5th to 7th, 1973,
Mr. D. H. Mead, Systems Analyst

The following is a report from the Co-Ordinator of Data Processing & Systems Division:

"The Solicitor-General has been conducting a series of working conferences relating to the training and development of the major municipal Police Forces. The third of these gatherings, which will deal with Planning and Research, is to be held at Montebello, Quebec, February 5th to 7th.

The purposes of the conference are to determine areas requiring further research, to consider ways of stimulating and co-ordinating such research and the dissemination of the results. In view of the strong position that the Vancouver Department occupies in this field as compared with other Canadian Forces, the benefit which should accrue to the City from the meeting will be considerable.

Mr. D.H. Mead, a Systems Analyst who is currently assigned to projects in the Police Department, has been invited by the Solicitor-General's Department to participate in the Conference by the virtue of his considerable experience in the area. His attendance has been endorsed by the Chief Constable.

All travel expenses are met by the Solicitor-General. The only cost to the City would be for Mr. Mead's absence from duty.

If Council approves of his travel for this purpose, there would be an advantage if Mr. Mead were to spend the 8th and 9th of February in Ottawa and Toronto to examine work being done at Ottawa University and by the Ontario Police Commission in developing criteria for the evaluation of Patrol Division effectiveness. Regular reports are being developed for Council on this subject in accordance with previous resolutions.

The subject is a complex one and represents an entirely new approach to Police Management. Estimated costs to the City of the visit are \$80.00. The Comptroller of Accounts advises that the funds can be provided from Account Code 7090/929, Travel Expenses - Staff Officials.

It is RECOMMENDED that:

- A. Mr. D.H. Mead be authorized to attend the Solicitor-General's Conference on Police Planning & Research at Montebello, Quebec on February 5th to 7th at no cost to the City; and
- B. Mr. Mead be authorized to visit Ottawa and Toronto on February 8th and 9th at an estimated cost of \$80.00, the funds to be provided in advance of Budget approval."

Your Board RECOMMENDS that the recommendations of the Co-Ordinator of Data Processing & Systems Division be approved.

FOR COUNCIL ACTION SEE PAGE(S) 110

BOARD OF ADMINISTRATIONPROPERTY MATTERSRECOMMENDATIONJANUARY 19, 1973

1. Advance Purchase - Britannia Community Services Centre Lots A & W $\frac{1}{2}$ of B, Block 40, D.L. 264A
Known as 1459 William Street

The Supervisor of Property & Insurance reports as follows:-

"On September 19th, 1972 City Council approved a report of the Director of Planning & Civic Development confirming revised site boundaries for the Britannia Community Services Centre. This report also authorized the Supervisor of Property & Insurance to acquire those properties within the approved site boundaries which are included in the existing agreements; further, that advance purchasing be authorized of those properties within the approved site boundaries not included in the current agreements, in advance of approval of the boundaries by the senior governments.

Lots A and W $\frac{1}{2}$ of B, Block 40, D.L. 264A, known as 1459 William Street is located in the western portion of the site designated for Advance Purchasing.

These premises comprise a 2 storey frame house, with a main floor area of 737 sq. ft., full concrete basement, erected in 1909 on a corner site, 47.6' x 66', zoned RM-3. The dwelling contains 8 rooms, 8 plumbing fixtures, has a patent shingle roof, stucco exterior, concrete foundation and is heated by a gas-fired hot air furnace. This house has had considerable modernization and is in good condition for age and type.

Following negotiations, the owners have agreed to sell for the sum of \$27,000.00 as of January 23rd, 1973, subject to the owners retaining rent-free possession of the property to February 28th, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$27,000.00 on the foregoing basis, chargeable to Code #531/1220 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Replotting - S. E. Sector
Lot 26, Blks. 1 to 3, N E $\frac{1}{4}$ D.L. 335
7115 Boundary Road

The Supervisor of Property & Insurance reports as follows:

"Reference is made to Item 3, Property Matters, Feb. 4, 1972 confirmed by Council on Feb. 8th, 1972 approving the acquisition of Lot 26, Blks. 1 to 3, NE $\frac{1}{4}$ D.L. 335, known as 7115 Boundary Rd.

BOARD OF ADMINISTRATION, January 19, 1973.....(PROPERTIES - 2)

Clause 2 Continued...

It is noted that a landscape and nursery business was carried on at this site. As a condition of sale the City was to purchase unsold shrubs and plants, as of July 31, 1972, at a wholesale price to be determined by a member of the Nursery Association and a qualified employee of the Board of Parks & Recreation.

On July 31/72 it was determined that the value of unsold shrubs etc. amounted to \$2,926.40. With a view to reducing this inventory arrangements were made with the former owners to continue the sale of the remaining nursery stock. This arrangement has now terminated and the former owners have submitted a final claim of \$1,316.04, which amount is considered to be realistic by all parties hereto.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to pay the amount of \$1,316.04 chargeable to Code #4906/268 - Property Purchases for Resale.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Rental Review - 10' Lane Dedication
Situated: Between Ash & Cambie Streets, North of Broadway

The Supervisor of Property and Insurance reports as follows:-

" On May 31st, 1968, City Council approved a ten-year lease renewal of the above 10' Lane to Long Term Holdings Limited, owners of the abutting Lot 16. The lease to commence January 1st, 1968 with the inclusion of a five-year rental review clause subject to six months' notice of cancellation, at a rental of \$60.00 per annum.

The rental has now been reviewed with Long Term Holdings Limited in agreement to a rental increase from \$60.00 per annum to \$400.00 per annum.

RECOMMENDED that the North 10' of Lane abutting Lot 16, Block 340, D.L. 526, leased to Long Term Holdings Limited, be increased to \$400.00 per annum for the remaining five-year term of lease. This increase to be effective as of January 1st, 1973."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

BOARD OF ADMINISTRATION, January 19, 1973.....(PROPERTIES - 3)

4.

ADVANCE PURCHASE
BRITANNIA COMMUNITY SERVICES CENTRE
South 29' of Lot 13, Block 40, D.L.264A
Known as 1108 McLean Drive

The Supervisor of Property & Insurance reports as follows:-

"On September 19th, 1972 City Council approved a report of the Director of Planning & Civic Development confirming revised site boundaries for the Britannia Community Services Centre. This report also authorized the Supervisor of Property & Insurance "to acquire those properties within the approved site boundaries which are included in the existing agreements; further, that advance purchasing be authorized of those properties within the approved site boundaries not included in the current agreements, in advance of approval of the boundaries by the senior governments."

The South 29' of Lot 13, Block 40, D.L. 264A, known as 1108 McLean Drive, which is located in the westerly portion of the site designated for advance purchasing, has been offered for sale by the owners.

These premises comprise a 1½ storey and basement frame dwelling with a main floor area of approximately 1,056 sq. ft., erected in 1906 on a site 29' x 93', zoned RM-3. This dwelling contains 5 rooms, including extra large kitchen and living rooms, and two full bathrooms. It has a patent shingle roof, siding exterior, full concrete basement, including a garage and is heated by a gas-fired hot air furnace. The exterior condition is average for age and type, while the interior has had fairly extensive renovations.

Following negotiations, the owners have agreed to sell for the sum of \$22,000.00 as of January 31st, 1973, subject to the owners' retaining rent-free possession of the premises to March 31st, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$22,000.00 on the foregoing basis, chargeable to Code #531/1221 - Advance Purchases Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

BOARD OF ADMINISTRATION, January 19, 1973.....(PROPERTIES - 4)

CONSIDERATION

5. LEASE REVISION -

Situated South of 3rd Avenue,
West of Granville Street.

The Supervisor of Property and Insurance reports as follows:-

" Lot C, Block 240, D. L. 526 was acquired by the City in 1950 in connection with the construction of the Granville Bridge. The former owners retained possession of the balance of the land, Lots 16 - 18, Block 240, D. L. 526, known as 1502 - 6 West 3rd Avenue.

In order to provide better access for motor vehicles entering from the lane, the City granted to the owners of this building, a lease for the life of the building at a rental equivalent to taxes, for access purposes only.

In October, 1972, the Director of Permits and Licenses was advised that the required off-street parking for the premises 1502 - 6 West 3rd Avenue was cancelled by a private owner. In order to comply with the required development permits for alterations to 1502 - 6 West 3rd Avenue, the owners have requested an amendment to the current lease of Lot C to provide the required parking.

The Director of Planning concurs with the request, however, he is of the opinion that a lease should be limited to a five-year term.

The Solicitors for the lessees have agreed under protest to the following conditions:-

<u>Term:</u>	5 years & 2 months from February 1st, 1973.
<u>Use:</u>	Parking and access to Lots 16 - 18, Block 240, D. L. 526. (1502 - 6 West 3rd Avenue).
<u>Rental:</u>	\$95.00 per month plus taxes as if levied.
<u>Conditions:</u>	Lease to run with ownership of Lots 16 - 18, Block 240, D. L. 526.
<u>Development:</u>	Lessee to first obtain a development permit.

RECOMMENDED that the current lease of Lot C be surrendered, and a new lease entered into for Lot C, Block 240, D. L. 526, in the name of Amy M. MEIKLE and Adelaide BLACK, 4586 Elm Street, Vancouver, B. C. subject to the foregoing terms and conditions, and documents of surrender to the satisfaction of Corporation Counsel.

Your Board

Submits the foregoing report for Council's consideration.

(Sketch Plan Attached)

BOARD OF ADMINISTRATION, January 19, 1973.....(PROPERTIES - 5)

6. Sales: Miscellaneous

RECOMMENDATION

Recommended that the following offer to purchase, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

RE: The N/E $\frac{1}{4}$ of Block 87, D. L. 264 A,
Group 1, NWD, Plans 185 & 1771, Except:
(A) The West 34' of said N/E $\frac{1}{4}$;
(B) Those portions included in Ref. Plans 281 & 1344;
and
(C) The South 10', now lane.
Situated S/S of East 5th Avenue,
Between St. George & Carolina Streets.
Zoned: RM-3, Multiple Dwelling District.

<u>Name</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Jack Norton Realty	69' x 122'	\$38,545	City Terms	Subject to
FOR Gordon Donald			at 9%	Bulkhead
ROBERTSON, & John				Agreement,
J. ADRIAN				lot above
				grade.

FOR COUNCIL ACTION SEE PAGE(S) 110

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL ON
SOCIAL SERVICES

JANUARY 11, 1973.

A meeting of the Standing Committee of Council on Social Services was held in the #3 Committee Room on Thursday January 11, 1973, commencing at 3:15 p.m.

PRESENT: Alderman Rankin, Chairman
Aldermen Hardwick, Linnell and
Marzari

ALSO PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt and
Massey

CLERK: D. Bennett

The following report of the meeting is submitted to Council for information.

INFORMATION:

1. Meeting with the Hon. Mr. Norman Levi, Minister of
Rehabilitation and Social Improvement.

The Committee met with the Hon. Mr. Norman Levi, Minister of Rehabilitation and Social Improvement to discuss the operations of the Welfare and Rehabilitation Department and various social problems in the City. The Minister in speaking of services to clients of the City's Welfare and Rehabilitation Department submitted the following memorandum prepared by his assistant Deputy Minister Mr. J. A. Sadler which sets out the Minister's concerns:

"With reference to our conversations regarding the above, there are certain points which need to be discussed with the Vancouver City officials in regard to delivery of services to clients:

Issuance of cheques is not the only function of the department and the department's major operation and effort should not be devoted entirely to this end.

Social workers must have access to all resources available for rehabilitation of clients.

Home visits should be made with a casework approach and not just as an audit for fraud detection.

Preventive services such as homemaker, day care and casework services, should be increased.

Caseloads must be assigned to staff - accountability, both social and financial, can only be attained by individual case knowledge.

Communications within the department to be established: up-down-lateral.

Delegation of more authority to the line worker to speed up decision making and to cut the paper flow.

Clarification of operation with private agencies, mainly in regard to the inter exchange of cases and case supervision.

Implementation of the above-mentioned points would, in my opinion, not only increase service to clients but also would produce a high rate of staff efficiency."

In speaking to the above points the Director of Welfare and Rehabilitation advised of the following three primary objectives of his department which were set out in a report he had submitted to the Chairman under date of January 8, 1973, copies of which were before the Committee:

- "(i) To provide financial assistance to persons in need in accord with the provisions of the Social Assistance Act and Regulations.
- (ii) To provide a wide range of welfare services, within available resources, to recipients of social assistance, for the purpose of helping them achieve the best possible level of social and economic functioning while on assistance, and to assist those who have potential to become economically independent to make full use of all available opportunities for employment and training for employment.
- (iii) To enable persons who are likely to become dependent on public assistance, to make full use of their own resources, and the preventive and rehabilitative resources of the Department and community agencies.

In many instances the need may be simple and rapid: e.g. working mother requires day care for children and cannot meet costs. This may be all that she requires to keep working and maintaining economic independence.

In other instances the contact may be for a longer period and may involve considerable planning with the individual for training or retraining for skilled employment."

In discussing further the operations of the Welfare and Rehabilitation Department the following matters were considered.

- (1) The need for additional staff
- (2) The need for adequate office space
- (3) The need for a schedule of allowances based on current minimal cost of living in Vancouver
- (4) Change in staff cost sharing arrangements
- (5) Consideration of cost sharing with the Province on administrative expenses other than staff
- (6) Computer assisted financial delivery system
- (7) Day care and homemakers services.

Mr. Egan, Director of Social Planning advised of the following proposal respecting a model youth services system which is set out in his memorandum to the Chairman under date of December 28, 1972:

"All public and private youth services in the delinquency field be examined to identify and classify objectives, programs, staff resources, facilities, budgets and population served.

A Model Youth Service Delivery System be formulated for development in the City of Vancouver.

An initial report outlining such a system including legal, jurisdictional, organizational, management, staffing and clientele problems and difficulties be presented to you by mid-January, 1973."

Mr. Purdy of the Social Planning Department advised he expected to have a report available in the next week or two concerning community programming and treatment facilities and the cost thereof.

Mr. Dan Fenny of the Vancouver Children's Aid Society, Mr. Deryck Thomson, Executive Director of the Family Services Centre of Greater Vancouver, and Mr. Frank McDaniel of the

Vancouver Catholic Child and Family Services discussed the problems they are encountering in relation to social assistance cases and offered suggestions for improvement.

The Committee then briefly discussed with the Minister the need for adequate housing for people in the low income brackets. Mr. Levi advised the Hon. Mr. James Lorimer will likely be making a statement on this matter during the spring session.

In summing up the Chairman reiterated the need for early consideration by the Government of a schedule of allowances related to the minimal cost of living in Vancouver.

The Minister advised that he appreciated the discussion and many of the problems which were raised would be dealt with by his government at the spring session. The Minister expressed appreciation to the Chairman for the particular kind of meeting which had been held this day.

The Chairman indicated his intent to have frequent meetings of this nature and Alderman Marzari suggested to the Minister that it would be helpful to the committee and to his Department if he would appoint a senior member of his Department to attend future meetings. The Minister advised that he would follow up on this suggestion.

The meeting adjourned at approximately 4:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 111

REPORT TO COUNCIL
STANDING COMMITTEE ON FINANCE & ADMINISTRATION

JANUARY 11, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the Engineering Board Room, Sixth Floor, City Hall, on Thursday, January 11, 1973, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

ABSENT: Alderman Gibson

CLERK TO
THE COMMITTEE: R. Henry

PART I

Part I of this report dealing with Local Initiative Projects and Winter Capital Projects was considered by Council on January 16, 1973.

PART II

Before dealing with the following subject matter, Alderman Harcourt had to leave the meeting to attend to a private matter and therefore a quorum of the Committee was not present. The following report is therefore submitted by Alderman Bowers and Alderman Volrich;

1973 City Budget Preparation - Process and schedule of deadlines

Commissioner Ryan, the Director of Finance and the Comptroller of Accounts explained to the members the process and scheduling of deadlines insofar as the City's budget was concerned. After due consideration Alderman Bowers and Alderman Volrich

RECOMMEND

THAT Council approve the following budget procedure for 1973:

- | | | |
|-------------------|---|--|
| January 25th | - | All revenue and expenditure estimates of Civic Departments and Boards are to be submitted to the Comptroller of Accounts. |
| February 1st | - | Estimates of revenues to be reviewed with departments and boards where necessary. |
| February 28th | - | Expenditure estimates are assembled, for review by the Board of Administration and Director of Finance with Civic Departments and Boards. In carrying out this review, the Board of Administration and Director of Finance be instructed |
| | | 1. to make all possible reductions in the amounts requested by departments and boards, and |
| | | 2. not to approve budget requests which constitute increases in standards of service. |
| March 1st to 31st | - | 1. Expenditure estimates to be reviewed by the Board of Administration and the Director of Finance, with the Departments and Boards. |

Cont'd....

STANDING COMMITTEE ON FINANCE & ADMINISTRATION 2
 JANUARY 11, 1973

PART II (continued)

- March 1st to 31st - 2. Grant requests to be reviewed by the Social Planning Grant Committee and the Cultural Grant Committee (if appointed) and their recommendations submitted to the Finance and Administration Committee for their consideration and report to Council.

- April 1st to 21st - The Finance and Administration Committee to
 - 1. Consider a report on the 1973 Revenue Budget Estimates as amended for adjustments made during reviews and by the Committee.
 - 2. Examine the budget adjustments made by the Board of Administration and the Director of Finance during budget reviews and confirm or otherwise the action taken.
 - 3. Consider items deleted from the budget during reviews which are being appealed by Civic Departments and Boards, items generally representing requests for increased levels of service.

- April 24th - Final report on the 1973 Revenue Budget Estimates as amended and recommended by the Finance and Administration Committee to be submitted to Council. The formal resolution of Council adopting the 1973 Revenue Budget Estimates and the by-law to levy rates on taxable property would be submitted to Council at the same time.

FOR COUNCIL ACTION SEE PAGE(S) 112